

STRICTLY PRIVATE & CONFIDENTIAL
BY EMAIL AND BY POST

9 October 2023

NEW CITY DEVELOPMENT GROUP LIMITED

Flat D, 17/F
MG Tower, 133 Hoi Run Road
Kwun Tong
Hong Kong

Dear Sirs

RE: CONNECTED TRANSACTION – PROPOSED ISSUE OF NEW SHARES
UNDER SPECIFIC MANDATE FOR CAPITALISATION OF THE
SHAREHOLDER LOAN

We refer to the circular of the New City Development Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) dated 9 October 2023 in relation to the captioned matter (the “**Circular**”). Unless otherwise defined, terms used herein shall have the same meanings as those defined in the Circular.

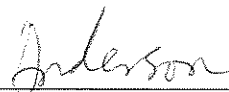
We hereby give and have not withdrawn our written consent to the issue of the Circular with the inclusion herein of our letter and opinion with even date and references to our name in the form and context in which they respectively appear in the Circular.

As at the Latest Practicable Date, we (i) had no shareholding in any member of the Group and did not have any right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and (ii) had no direct or indirect interest in any assets which had been, since 31 December 2022 (the date to which the latest published audited consolidated financial statements of the Group were made up), acquired, disposed of by, or leased to any member of the Group, or were proposed to be acquired, disposed of by, or leased to any member of the Group;

We further consent to this letter being made available for public display as described in the section headed “12. Document on display” under “Appendix – General Information” to the Circular.

MESSIS 大有融資

Yours faithfully
For and on behalf of
Messis Capital Limited



Anderson Wong
Managing Director



Wong Kai Tat Dickson
Director