

STRICTLY PRIVATE & CONFIDENTIAL

3 July 2024

Central Development Holdings Limited
Room 2202, 22/F.
Chinachem Century Tower
178 Gloucester Road
Wanchai
Hong Kong

Dear Sir / Madam,

**MATERIAL VARIATION OF THE TERMS OF
DISCLOSEABLE AND CONNECTED TRANSACTION**

We hereby consent and confirm that we have not withdrawn our consent to the issue by Central Development Holdings Limited of the circular (the “**Circular**”) dated 3 July 2024 in respect of the captioned matter with the inclusion therein of our letter dated 3 July 2024 and the references to our name and our letter in the form and context in which they appear.

We further consent to this letter being made available for public display as described in the section headed “13. DOCUMENTS ON DISPLAY” in Appendix I to the Circular.

Except as stated above, our said letter is not to be quoted or referred to, in whole or in part, nor shall our said letter or this consent letter be used for any other purpose, without our prior written consent.

Yours faithfully,
For and on behalf of
Gram Capital Limited



Graham Lam
Managing Director