

2 September 2025

The Board of Directors

Century City International Holdings Limited

11/F., 68 Yee Wo Street,

Causeway Bay, Hong Kong

Dear Sirs,

We refer to the circular dated 2 September 2025 in connection with very substantial disposal in relation to disposal of a property holding company by Century City International Holdings Limited (the “Company”) (the “Circular”), a final proof of which is attached and initialled by us on its front cover for the purpose of identification.

We hereby consent to the inclusion of our accountants’ report dated 2 September 2025 on the historical financial information for the year then ended 31 December 2022, 2023 and 2024 and for the three months ended 31 March 2025 in the Circular, and the references to our name in the form and context in which they are included.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'SUYA WWC'.

Suya WWC CPA Limited

Certified Public Accountants