



Ernst & Young  
27/F, One Taikoo Place  
979 King's Road  
Quarry Bay, Hong Kong

安永會計師事務所  
香港鰂魚涌英皇道979號  
太古坊一座27樓

Tel 電話: +852 2846 9888  
Fax 傳真: +852 2868 4432  
ey.com

2 September 2025

The Directors  
Century City International Holdings Limited  
11th Floor  
68 Yee Wo Street  
Causeway Bay  
Hong Kong

Dear Sirs

**Century City International Holdings Limited and its subsidiaries (the “Group”)  
Proposed disposal of the entire issued share capital of Waterman House Investments Limited**

We refer to the circular dated 2 September 2025 (the “Circular”) in connection with the proposed disposal of the entire issued share capital of Waterman House Investments Limited, a final proof of which is attached and initialed 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 pro forma financial information of the Group for the year ended 31 December 2024 in the Circular, and the references to our name in the form and context in which they are included.

This letter is solely being issued in connection with the filing of the Circular regarding the proposed disposal of the entire issued share capital of Waterman House Investments Limited and not for any other purpose.

Yours faithfully

*Certified Public Accountants*  
Hong Kong