

27 December 2024

China New City Group Limited

Room 4010, 40th Floor
China Resources Building
26 Harbour Road
Wanchai, Hong Kong

Attn.: The Board of Directors

Dear Sirs,

**MAJOR AND CONTINUING CONNECTED TRANSACTIONS
RENEWAL OF THE EXISTING FINANCIAL ADVANCES
FRAMEWORK AGREEMENT**

We refer to the circular of China New City Group Limited (the "**Company**") dated 27 December 2024 in connection with the captioned transaction (the "**Circular**"). Capitalised terms used herein shall have the same meanings as those defined in the Circular, unless otherwise stated.

We hereby give our written consent and confirm that we have not withdrawn our written consent to the issue of the Circular with the inclusion therein of our letter, advice, opinion and/or references to our name, logo and qualification in the form and context in which they are respectively included.

We confirm that, as at the Latest Practicable Date, we did not have any shareholding, directly or indirectly, in any member of the Group or 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 did not have any interest, direct or indirect, in any asset which has been, since 31 December 2023 (being the date to which the latest published audited consolidated financial statements of the Group were made up), acquired or disposed of by or leased to, any member of the Group, or which was proposed to be acquired or disposed of by or leased to, any member of the Group.

We confirm that our letter of advice to the Independent Board Committee and the Independent Shareholders (the "**IFA Letter**") is given as at the date of the Circular for incorporation therein, and we consent to the IFA Letter and this letter being made available for display as described in the paragraph headed "Documents on Display" in Appendix II to the Circular.

Yours faithfully,

For and on behalf of
Lego Corporate Finance Limited



Kristie Ho
Managing Director