

STRICTLY PRIVATE & CONFIDENTIAL

4 June 2026

The Directors
New World Development Company Limited
30th Floor
New World Tower
16 - 18 Queen's Road Central
Hong Kong

Dear Sirs,

New World Development Company Limited (the "Company", together with its subsidiaries, the "Group")
Continuing Connected Transactions - the 2026 CTFE Master Services Agreement

We refer to the circular of the Company dated 4 June 2026 (the "**Circular**") in relation to the captioned matter. Unless otherwise defined, terms used herein shall have the same meaning as those defined in the Circular.

We hereby give and agree not to withdraw our written consent to the issue of the Circular with the inclusion of our letter to the Independent Board Committee and the Independent Shareholders dated 4 June 2026 (the "**Letter of Advice**") and the references to our name and the Letter of Advice in the form and context in which they respectively appear.

We hereby consent to this letter and the Letter of Advice being made available for inspection as described in the paragraph headed "12. Documents on Display" in the Appendix to the Circular.

We also confirm that as at the Latest Practicable Date, (a) we did not have any shareholding, directly or indirectly, in any member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and (b) we did not have any interest, directly or indirectly, in any assets which since 30 June 2025, the date to which the latest published audited consolidated financial statements of the Group were made up, had been acquired or disposed of by or leased to any member of the Group, or are proposed to be acquired or disposed of by or leased to any member of the Group.

Yours faithfully,
For and on behalf of
Ballas Capital Limited



Heidi Cheng
Managing Director