元庫證券有限公司
SILVERBRICKS SECURITIES CO., LTD.

24 October 2025

Unit D, 21/F., Block 1
Tai Ping Industrial Centre
57 Ting Kok Road
Tai Po, New Territories, HK

Attn.: The Board of Directors of Million Cities Holdings Limited

Dear Sirs,

Re: Million Cities Holdings Limited (Stock Code: 2892) (the "Company", together with its subsidiaries, the "Group") – Major and Connected Transaction In Relation To Acquisition of Fortune Radiant City Limited and Disposal of Fortune Brilliant City Limited

We refer to the circular of the Company dated 24 October 2025 in relation to the captioned matter (the "**Circular**"). Unless otherwise stated, the terms used herein shall have the same meanings as defined in the Circular.

We hereby give and have not withdrawn our written consent to the issue of the Circular with the copy of our letter of advice set out in the section headed "Letter from the Independent Financial Adviser" in the Circular and references to our name in the form and context in which they respectively appear therein.

We further confirm that, as at the Latest Practicable Date:

(a) We did not have any shareholding in any member of the Enlarged 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 Enlarged Group; and

(b) We had no direct or indirect interests in any assets which had been acquired or disposed of by or leased to any member of the Group since 31 December 2024 (the date to which the latest published audited combined financial statements of the Company were made up) or proposed to be acquired, disposed of or leased to any member of the Enlarged Group.

Yours faithfully,
For and on behalf of
Silverbricks Securities Company Limited

Yau Tung Shing
Director