



SOMERLEY CAPITAL LIMITED

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The Board of Directors
Minmetals Land Limited
18/F China Minmetals Tower
79 Chatham Road South
Tsimshatsui
Hong Kong

25 July 2024

Dear Sirs,

**MAJOR AND CONTINUING CONNECTED TRANSACTIONS
IN RELATION TO RENEWAL OF
FINANCIAL SERVICES FRAMEWORK AGREEMENT**

We refer to the circular issued by Minmetals Land Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) on the even date in relation to, among others, the captioned matters (the “**Circular**”). Capitalised terms used in this letter shall have the same meanings as those defined in the Circular, unless the context requires otherwise.

We hereby confirm that as of the Latest Practicable Date,

- (i) 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;
- (ii) we did not have any interest, directly or indirectly, in any assets which have been, since 31 December 2023 (being the date to which the latest published audited financial statements of the Company were made up), acquired or disposed of by, or leased to or were proposed to be acquired or disposed of by, or lease to, any member of the Group; and
- (iii) we have given and have not withdrawn our written consent to the issue of the Circular with the inclusion of our letter of advice and references to our names in the form and context in which they appear.

We hereby consent to our letter of advice and this letter to be made available for display as described in the paragraph headed “12. Documents on display” in Appendix II to the Circular.

Yours faithfully,
for and on behalf of
SOMERLEY CAPITAL LIMITED

Calvin Leung
Director