

Date: 16 June 2025

Continental Holdings Limited

Attn: Board of Directors

Dear Sirs,

**Re: Loan facility ("Facility")**

I (the "Lender"), at your request, agree to grant the Facility to you, Continental Holdings Limited, (the "Borrower") on the following terms and conditions:-

Amount : The maximum principal amount of this Facility is HK\$60 million ("Facility Amount"). The principal amount for the time being outstanding under this letter is referred to as the "Loan".

Purpose : The Borrower will only draw amounts (each an "Advance") under this Facility to be used for the working capital requirements of the Borrower, its subsidiaries and its joint venture.

Drawing : The Borrower may from time to time draw Advances on any business day (Sunday, Saturday and public holiday in Hong Kong being excluded) during the Availability Period (as defined below).

Each drawing shall be made by notice from the Borrower to the Lender (or, in the absence of such notice, be recorded in written memorandum signed by the Borrower and the Lender). The Lender shall make the Advance in such amount and on such date as specified therein (not being earlier than seven business days from the date thereof) or as may be agreed otherwise between the Lender and the Borrower from time to time.

Availability : The Facility is available for drawing from the date hereof until 30 September 2026, subject to extension as may be agreed by the parties ("Availability Period"). The Facility shall be terminated on expiry of the Availability Period if and to the extent there is any amount not yet drawn by the Borrower.

Repayment : (i) The Borrower shall repay the loan and interest accrued thereon in full to the Lender on 30 September 2026 ("Repayment Date"), subject to the extension as may be agreed by the parties.  
(ii) The Borrower may repay the loan and interest accrued thereon in full on or before the Repayment Date without penalty.

Security : Nil

Interest : HIBOR+1.2% p.a.

Payments : Unless otherwise agreed by both the Lender and the Borrower in writing from time to time, all payments to any party hereunder shall be made without set-off or counterclaim and free and clear of any withholding or deduction (save as required by law) for any taxes and duties or other charges. Payment of any sum hereunder shall be made in Hong Kong dollars unless otherwise agreed by both the Lender and the Borrower in writing from time to time.

No party shall assign or transfer any benefits or obligations of this letter to any other third party unless prior written consent is obtained from the counterparty.

This letter together with the agreement constituted and transactions contemplated hereunder shall be governed by the laws of the Hong Kong Special Administrative Region of the People's Republic of China. The Borrower and the Lender shall submit to the non-exclusive jurisdiction of the Hong Kong courts.

Please confirm your acceptance of the above terms and conditions by signing and returning to us the duplicate of this letter at your earliest convenience.


Yours faithfully,

  
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Ms. Cheng Siu Yin, Shirley

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We hereby confirm to the Lender that we, the Borrower, accept the Facility on the terms and conditions mentioned above.

For and on behalf of  
Continental Holdings Limited

  
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Mr. Chan Wai Lap, Victor  
Director