

Extension of Effective Date and Duration of the Deed of Undertaking

We refer to the deed of undertaking dated 26 April 2019 entered into between Grand Fort Investments Limited, Chim Pui Chung, Law Fei Shing and Tern Properties Company Limited (as amended and supplemented by a supplemental deed of undertaking entered into by the same parties on 16 May 2019) (the “**Deed of Undertaking**”). Except as otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Deed of Undertaking.

Pursuant to Clause 3.1 of the Deed of Undertaking, the Deed of Undertaking shall become effective upon execution by all parties thereto and shall be terminated upon the earlier of (i) 2 July 2019 (or such other date as agreed by the parties in writing); and (ii) by agreement of the parties in writing. The parties to the Deed of Undertaking hereby mutually agree and confirm that the Deed of Undertaking shall be terminated upon the earlier of (i) 30 August 2019 (or such other date as agreed by the parties in writing); and (ii) by agreement of the parties in writing.

Save as aforesaid, all terms and conditions in the Deed of Undertaking shall remain in full force and effect. This letter shall be governed by and constructed in accordance with laws of Hong Kong.

Dated: 5 June 2019

TERN PROPERTIES COMPANY LIMITED



Name: CHAN HOZ SOW

Title: Director Entered into 13 June 2019

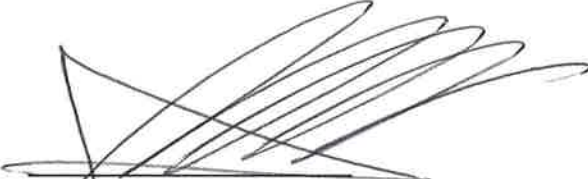
GRAND FORT INVESTMENTS LIMITED
For and on behalf of
GRAND FORT INVESTMENTS LIMITED
宏 堡 投 資 有 限 公 司

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Authorised Signature(s)
Name: LAW FEI SHING

Title: Director



MR. CHIM PUI CHUNG



MR. LAW FEI SHING