

AGREEMENT made the 10<sup>th</sup> day of October 2024

BETWEEN

- (1) The Vendor whose name and address or registered office and description are set out in Part I of the First Schedule hereto (" the Vendor ") of the one part; and
- (2) The Purchaser whose name and address or registered office and description are set out in Part II of the First Schedule hereto (" the Purchaser ") of the other part.

WHEREBY IT IS AGREED between the parties hereto as follows :-

1. Agreement to sell

The Vendor shall sell and the Purchaser shall purchase All That the estate right title interest property claim and demand whatsoever of the Vendor of and in the premises shortly described in the Second Schedule hereto (" the Property ") and the appurtenances thereto for the residue of the term of years created by the Government Lease or (as the case may be) absolutely subject to such Conditions of Sale/Grant/Regrant/Exchange/Extension (" the Conditions ") under which the Property is held from the Government and subject to the payment of the Government rent and the performance and observance of the covenants terms conditions and stipulations reserved and contained in the Government Lease or in the Conditions as the case may be, and (where applicable) together with all fixtures fittings and chattels in the Property set out in the Fifth Schedule hereto (" the said Chattels ").

2. The Price

The Purchase Price shall be in the sum set out in the Third Schedule hereto which shall be paid and satisfied by the Purchaser to the Vendor in the manner therein mentioned.

3. Completion

- (a) The purchase shall be completed at the Head Office of Messrs. Au-Yeung, Cheng, Ho & Tin, Solicitors or at the place as the Vendor's solicitors shall direct on or before the date set out in the Third Schedule hereto (" the Completion Date ") on a weekday, from 9:30 a.m. to 5:00 p.m. when the Purchase Price shall be fully paid and the Vendor and all other necessary parties (if any) will execute a proper Assignment or assurance in favour of the Purchaser or his nominee or nominees, sub-purchaser or sub-purchasers of the Property hereby agreed to be sold and purchased free from all encumbrances subject only as hereinafter appears. Completion shall take place by way of undertaking in accordance with the usual Law Society Qualifications subject to such variations as shall be agreed by solicitors of the parties hereto unless either party shall serve a 7 days' prior written notice requiring formal completion on the other party in which case formal completion shall take place on the Completion Date Provided Always that the existing mortgage and the relevant release/discharge (if any) shall be delivered to the Purchaser's solicitors by way of undertaking in accordance with the usual Law Society Qualifications.
- (b) In respect of each payment of the Purchase Price of the Property required to be made hereunder, the Vendor shall be entitled to require the Purchaser to deliver to the Vendor on the date on which such payment is required to be made hereunder cashier order(s) issued by a licensed bank in Hong Kong or cheque(s) drawn on a licensed bank in Hong Kong issued by solicitors firm(s) in Hong Kong for the relevant amount.
- (c) The Purchaser shall not be deemed to have discharged the obligation to make payment of the Purchase Price of

the Property hereunder unless in making such payment, the Purchaser also complies with the provisions of this Clause.

4. Time

Time shall in every respect be of the essence of this Agreement.

5. Capacity

The Vendor shall assign the Property in the capacity described in Part I of the First Schedule hereto and the Vendor has already caused to be complied with the requirements for making notice for the disposition of the Property pursuant to this Agreement as laid down in the Listing Rules made by the Hong Kong Stock Exchange, if necessary and if applicable, since the Vendor is a wholly owned subsidiary of a company listed on the Stock Exchange Market.

6. Receipt of money

(a) The Vendor declares that Messrs. Au-Yeung, Cheng, Ho & Tin, Solicitors are the Vendor's Agent for the purpose of receiving all monies payable to the Vendor pursuant to this Agreement including the balance of the purchase money payable upon completion.

(b) The Vendor further declares that the payment to such Agent of any deposit, instalment of the purchase monies (if any) and the balance thereof shall be a full and sufficient discharge of the Purchaser's obligations hereunder.

(c) The Vendor may revoke the authority of the Agent and appoint another firm of solicitors as Agent in their place. No such revocation shall be valid unless :-

(i) it is in writing addressed to the Purchaser;

- (ii) it is delivered to the Purchaser care of his Solicitors at least seven (7) clear days prior to the Completion Date; and
- (iii) it specifically identifies this Agreement.

7. Title

The Vendor shall give good title to the Property in accordance with Section 13A of the Conveyancing and Property Ordinance (Cap.219). The Vendor shall prove good title to the Property in accordance with Section 13 of the Conveyancing and Property Ordinance (Cap.219) at his expense and at the like expense shall make and furnish to the Purchaser such certified copies or other copies of any deeds or documents of title wills and matters of public record (including the occupation permit of the Property, if any) as may be necessary to prove such title (" the Title Deeds "). The costs of verifying the title by inspection and examination, including search fees, shall be borne by the Purchaser who shall also, if he requires certified copies of any documents in the Vendor's possession relating to other property retained by the Vendor as well as to the Property, pay the costs of such certified copies. Notwithstanding anything to the contrary herein contained it is hereby agreed and declared that for the purpose of enabling the Purchaser to approve the Vendor's title to the Property, delivery to the Purchaser or his solicitors of photocopies of the Title Deeds shall be sufficient provided that the Vendor's solicitors shall give an undertaking to the Purchaser's solicitors to furnish certified copies of the Title Deeds within 30 days after the date of completion and further that the failure of the Vendor to furnish certified copies of the Title Deeds to the Purchaser on the date for completion shall not by itself be a ground for delay of completion by the Purchaser or be treated as or constitute a default or failure on the part of the Vendor to complete the Sale of the Property in accordance with the terms of this Agreement.

8. Document of Title

Such of the documents of title as are required for the purpose of giving title to the property shall be delivered to the Purchaser. All other documents of title in the possession of the Vendor shall be retained by the Vendor who shall, if so required on completion of the sale, give to the Purchaser a covenant for safe custody thereof and for production and delivery of copies thereof, such covenant to be prepared by the Purchaser.

9. Risk

Immediately after the signing of this Agreement, the Property shall as between the Vendor and the Purchaser be at the Purchaser's risk.

10. Deed of Mutual Covenant

The Property hereby agreed to be sold is subject to and with the benefit of the Deed of Mutual Covenant and/or sub-Deed of Mutual Covenant and/or the Management Agreement, as the case may be, relating to the Property.

11. Requisition

- (a) Any requisition or objection on title or other matter arising out of this Agreement shall be delivered to the Vendor's solicitors within seven (7) working days after the receipt of the title deeds and documents by the Purchaser's solicitors, otherwise the same shall be considered as waived and the Purchaser shall be deemed to have accepted the Vendor's title (in this respect, time shall be of the essence of this Agreement).
- (b) If the Purchaser shall make or insist on any objection or requisition either as to title conveyancing or any matter appearing on the title deeds or otherwise which the Vendor shall

be unable or (on the grounds of difficulty, delay or expenses or on any other reasonable ground) unwilling to remove or comply with, or if the title of the Vendor shall be defective, the Vendor shall notwithstanding any previous negotiation or litigation be at liberty on giving to the Purchaser or his solicitors not less than three (3) working days' notice in writing to annul the sale in which case, unless the objection or requisition shall have been in the meantime withdrawn by the Purchaser or the same shall have been removed or complied with by the Vendor the sale shall at the expiration of the notice be annulled the Purchaser being in that event entitled to the return of the deposit without costs compensation and if such return is made within seven (7) days of demand by the Purchaser, without interest.

12. Rents outgoings and apportionments

Rents and profits shall be received and all outgoings shall be discharged by the Vendor up to and inclusive of the actual day of completion and as from but exclusive of that day, all outgoings shall be discharged by the Purchaser. All such rents profits and outgoings shall if necessary be apportioned between the Vendor and the Purchaser and paid on completion.

13. Failure of the Purchaser

If the Purchaser (other than due to the default of the Vendor) shall fail to complete the purchase herein in accordance with any of the conditions of this Agreement, the deposit money and any part payment of purchase price so paid shall be absolutely forfeited as and for liquidated damages to the Vendor who may (without being obliged to tender an Assignment to the Purchaser) rescind this Agreement and either retain the Property the subject of this Agreement or any part or parts thereof or resell the same, either as a whole or in lots, and either by public auction or by private contract, or partly by one and partly by the other, and subject to

such conditions and stipulation as to title or otherwise as the Vendor may think fit. Any deficiency arising from such resale and all expenses attending the same shall be made good and paid by the Purchaser as and for liquidated damages, and any increase in price realized by any such resale shall belong to the Vendor after having given credit for the deposit so forfeited. This clause shall not preclude or be deemed to preclude the Vendor from taking other steps or remedies to enforce the Vendor's right under this Agreement or otherwise. On the exercise of the Vendor's right of rescission under this Agreement the Vendor shall have the right, if this Agreement shall have been registered in the Land Registry, to register at the Land Registry a Memorandum signed by the Vendor alone to rescind the sale. This Clause shall not prevent the Vendor from recovering, in addition to liquidated damages, damages representing interest paid or lost by him by reason of the Purchaser's failure.

14. Failure of the Vendor

If the Vendor shall for any cause (other than the default of the Purchaser) fail to complete the said sale in accordance with the conditions hereof then the said deposit shall be returned to the Purchaser who shall also be entitled to recover from the Vendor such further damages (if any) over and above the said deposit as the Purchaser may sustain by reason of such failure on the part of the Vendor or to take proceedings for specific performance in addition or in lieu and it shall not be necessary for the Purchaser to tender an Assignment to the Vendor.

15. Stamp Duty

- (a) All stamp duty payable on this Agreement or any preceding Provisional Agreement or any form of documents to which the Stamp Duty Ordinance applies and the Assignment executed by the Vendor (or any other parties) ("the said documents") in pursuance of the terms of this Agreement in respect of the

Property shall be borne and paid wholly by the Purchaser and the Purchaser shall keep the Vendor fully indemnified of all stamp duty payable and in the event of the consideration stated in the said documents not being accepted by the Collector of Stamp Revenue as representing the true consideration of the transaction any additional stamp duties chargeable shall also be borne and paid by the Purchaser absolutely.

- (b) The parties hereto hereby declare that they fully understand and acknowledge that no other date than the date as specified in paragraph (E) of the Seventh Schedule to this Agreement or any other documents mentioned in the Seventh Schedule hereto and the date of the subsequent Assignment pursuant hereto (which respective dates will be filled in the Stamping Request Form for stamping purpose) may be claimed as the relevant dates for valuation of the Property.

16. Legal Costs

Each party shall bear his own Solicitors' costs and expenses for the preparation, completion, execution, approval and registration of this Agreement and the said documents provided that if the Vendor shall be required to approve an additional Assignment whether further to the first Assignment or otherwise, the additional approval costs shall be borne and paid by the Purchaser AND PROVIDED further that, if the Purchaser shall sub-sell the Property at a consideration higher than the Purchase Price payable hereunder then the increase in costs of the Vendor's solicitors for approving the Assignment shall be borne by the Purchaser.

17. Vacant Possession

The Vendor shall deliver to the Purchaser vacant possession of the Property upon completion.



18. Third Party Notices

- (a) The Vendor declares that the Vendor has not received and is not aware of there being any notice from any Government or other competent authority or the Manager or Management Committee of the Building of which the Property forms part requiring the Vendor as one of the co-owners of the Building to effect repair to any common part of the Building. If it should be discovered that any such notice existed prior to the date hereof or if any such notice shall be issued on or before the date for completion the cost for such repair shall be borne by the Vendor.
- (b) The Vendor declares that the Vendor has not received and is not aware of there being any notice from any Government or other competent authority requiring the Vendor to demolish or reinstate any part of the Property. If it should be discovered that such notice existed prior to the date hereof or if any such notice shall be issued on or before the date for completion, the costs for such demolition or reinstatement shall be borne by the Vendor.
- (c) The Vendor hereby declares that he has not received any notice relating to resumption of the Property or any part thereof under the crown Lands Resumption Ordinance Cap.124 or the Mass Transit Railway (Land Resumption and Related Provisions) Ordinance, Cap.276 or the Roads (Works, Use and Compensation) Ordinance Cap.370 or any other Ordinance affecting the Property. If it shall be ascertained before completion of the purchase that any such notice had been served on the Vendor which shall affect materially the enjoyment and occupation of the Property, the Purchaser may by notice in writing to the Vendor rescind this Agreement in which event the deposit shall be returned by the Vendor to the Purchaser in full but without any compensation costs and if that return is made within seven (7) days of demand by the

Purchaser without interest and neither party shall have any claim against the other herein and the parties hereto shall at their own cost enter into and cause to be registered at the Land Registry an Agreement for Cancellation. In the event of the Vendor not having received such notice of rescission prior to the date for completion the Purchaser shall be deemed to have agreed to purchase with full knowledge that the Property is so affected by the said Ordinances or any of them. The Vendor hereby undertakes to notify the Purchaser forthwith upon receipt of any of the aforesaid notices.

19. Physical Condition of the Property

The Purchaser hereby declares that he has been aware that he is purchasing the Property on an “ as is ” basis.

20. Misrepresentation

- (a) The Vendor gives no warranty as to the area or manner of construction or the availability of any facilities or re-development value and the Purchaser shall satisfy himself as to the permitted user of the Property by making all relevant enquiries at the Land Registry, the Building Authority or other competent authorities.
- (b) No error, omission, mis-description or mis-statement herein or in any plan furnished or any statement made in the course of the negotiations leading to this Agreement shall annul the sale or entitle the Purchaser to be discharged from the purchase.
- (c) Any such error omission, mis-description or mis-statement shown to be material shall entitle the Purchaser to proper compensation, provided that the Purchaser shall not in any event be entitled to compensation for matters falling within clause 19 hereof.

- (d) No immaterial error, omission, mis-description or mis-statement (including a mistake in any plan furnished for identification) shall entitle either party to compensation.
- (e) Sub-clause (b) hereof shall not apply where compensation for any error, omission, mis-description or mis-statement shown to be material cannot be assessed nor enable either party to compel the other to accept or convey property differing substantially (in quantity, quality, tenure or otherwise) from the Property agreed to be sold if the other party would be prejudiced by the difference.
- (f) The Misrepresentation Ordinance (Cap.284) applies to this Agreement.

21. Existing Mortgage

The Property is now mortgaged or charged by the Vendor to the Mortgagee/Legal Chargee named in the Sixth Schedule hereto under the Mortgage and the Purchaser hereby expressly acknowledges and admits that he is fully aware of and has been advised of the existence of the Mortgage. The Vendor shall discharge the Property from the Mortgage at his sole expense on or before completion to the intent that the Property shall be sold free from the Mortgage. The Vendor shall also at his own costs and expenses make and produce to the Purchaser a Statutory Declaration pursuant to the Powers of Attorney Ordinance if the Release/Discharge shall be executed pursuant to a Power of Attorney which was over 12 months prior to the date of the Release/Discharge or provide a written confirmation from the Mortgagee stating that the relevant Power of Attorney is still valid and operative at the time of execution of the Release/Discharge.

22. The said Chattels

Where the Property is sold together with the said Chattels, the said Chattels are sold on an “ as is ” condition and to be delivered on completion, when title shall pass to the Purchaser. The Vendor warrants that the said Chattels are the Vendor’s own property and not subject to any hire purchase or credit purchase Agreements or lien of any kind and the Vendor has good right to sell the same free from encumbrance. Any breach of this Clause alone shall not entitle the Purchaser to rescind this Agreement, and the only remedy available to the Purchaser is a claim for damages only.

23. Third Party Interest

The Vendor hereby declares and confirms that no third party (whether related or otherwise) has any right or interest whatsoever, whether legal or equitable, in the Property. The Vendor further hereby declares and confirms that the Vendor is the sole legal and beneficial owner of the Property and the Vendor has the absolute right and interest in the Property and the Property was purchased with the Vendor’s own monies and the mortgage loan was repaid by the Vendor’s own monies. In the event of any valid third party claim to the Property which could not be settled on or before completion, this Agreement shall be rescinded and the Vendor shall forthwith return all moneys paid hereunder to the Purchaser and it shall not be necessary for the Purchaser to tender an Assignment to the Vendor for execution.

24. Inspection of Property

The Vendor shall allow the representative(s) of the Purchaser’s Lender to inspect the Property once before completion and shall also allow the Purchaser to inspect the Property once before completion to verify delivery of vacant possession.

25. Apportionment Account

On Completion the Purchaser shall upon production of the relevant original receipt(s) or confirmation letter issued by the Manager or Management Committee of the Building confirming that the deposits for management charges and public utilities and contribution are subsisting and transferable without production of the original receipt(s), the Purchaser shall pay and account to the Vendor a sum equal to the aggregate amount of all items of deposits which are subsisting and transferable to the Purchaser and held at the time of completion in respect of the Property under the Deed of Mutual Covenant of the Property.

26. Conveyancing and Property Ordinance

There are incorporated into this Agreement as if they were herein written the conditions respectively on the part of the Vendor and the Purchaser set out in Part A of the Second Schedule to the Conveyancing and Property Ordinance (Cap.219). In case of any inconsistency or conflict between the provisions of this Agreement and the provisions of the said Ordinance, then so far as the law allows and permits, the provisions of this Agreement shall prevail.

27. It is hereby expressly agreed by the parties hereto that if any one of the parties hereto shall fail to complete the sale and purchase of the Property as herein stipulated, the defaulting party should bear or keep the other party reimbursed for, as the case may be, all the stamp duty payable under the Provisional Agreement and/or this Agreement pursuant to the Stamp Duty Ordinance (Cap.117).

28. The parties hereto hereby jointly and severally confirm that the information specified in the Seventh Schedule hereto is in all respects true to their knowledge and that they are jointly and severally bound thereby and pursuant to Section 29B(5) of the Stamp Duty Ordinance, Cap.117, Laws of Hong Kong.

29. The Vendor expressly declares that the Property is not affected by Section 53(2)(b) or Section 119E(1)(b) of the Landlord and Tenant (Consolidation) Ordinance, Cap.7.

30. This Agreement supersedes all previous agreements, whether oral or in writing, entered into by the parties hereto or their agents.

31. Notice

Any notice required to be given hereunder shall be deemed to have been validly given if addressed to the party to whom the notice is given and sent by ordinary prepaid post to the address of such person above given or to his last known address if a written notification of the change of address has previously been given to the other party or to their respective solicitors and shall be deemed to have been served on the recipient on the expiry of 48 hours after the date of posting, and if by fax as and when the fax is sent.

32. Interpretation

In this Agreement, unless the contrary intention appears :-

- (a) words importing the singular number only shall include the plural and vice versa; words importing the masculine gender only shall include the feminine gender and the neuter gender; and words importing persons shall include companies or corporations.
- (b) the expressions “ the Vendor ” and/or “ the Purchaser ” wherever used shall (if the context so permits or requires) in the case of an individual include the person specifically named and his executors administrators and assigns and in the case of a company or corporation include the company or corporation specifically named and its successors and assigns and in the case of persons holding as tenants in common include the persons specifically named and any of them and their respective executors administrators and assigns and in

the case of persons holding as joint tenants include the persons specifically named and the survivors or survivor of them and the executors and administrators of the last survivor his or their assigns.

- (c) the word “ day ” wherever used in this Agreement shall mean calendar days PROVIDED that when any of the date or dates stipulated for payment herein or if the Completion Date shall fall on a day which is not a business day (a business day is defined as a weekday (excluding Saturday)) on which licensed banks are open for business in Hong Kong and on which no typhoon signal No.8 or above is hoisted or no black rainstorm warning signal is issued in Hong Kong at any time during 9:00 a.m. to 5.00 p.m. such date or dates for payment or the Completion Date (as the case may be) shall automatically be postponed to the next business day.

- 33. No term of this Agreement is enforceable under the Contracts (Rights of Third Parties) Ordinance Cap.623 by a person who is not a party to this Agreement.

IN WITNESS whereof the parties hereto have duly executed this Agreement the day and year first above written.

FIRST SCHEDULE

PART I

Vendor : WEINA LAND LIMITED ( 榮瀚興業有限公司 ) whose registered office is situate at Suite 1501, 15<sup>th</sup> Floor, Tower 1 of Silvercord, 30 Canton Road, Tsim Sha Tsui, Kowloon, Hong Kong.

Company Registration No.529301

(as Beneficial Owner)

PART II

Purchaser : POLISH GREEN HOLDINGS LIMITED (香港寶樹集團有限公司) whose registered office is situate at Flat 805B, 8<sup>th</sup> Floor, Empire Centre, 68 Mody Road, Tsimshatsui, Kowloon, Hong Kong.

Business Registration No.38831053



## SECOND SCHEDULE

### THE PROPERTY

ALL THOSE 35 equal undivided 13,615<sup>th</sup> parts or shares of and in ALL THAT piece or parcel of land known and registered in the Land Registry as KOWLOON INLAND LOT NO.10656 And of and in the messuages erections and buildings thereon now known as SILVERCORD, No.30 Canton Road, Kowloon ("the Building") TOGETHER with the sole and exclusive right and privilege to hold use occupy and enjoy ALL THAT OFFICE NO.1501 on 15TH FLOOR of TOWER 1 of the Building.

### THIRD SCHEDULE

#### PART I

Purchase Price of the Property: HK\$32,500,000.00

#### PART II

manner of payment

for the Property :

(a) HK\$4,875,000.00 has been paid direct to the Vendor's Solicitors as stakeholder by the Purchaser prior to the signing of this Agreement as deposit and in part payment of the Purchase Price;

(B) HK\$27,625,000.00 being balance of the Purchase Price shall be paid on completion.

The deposit in the sum of HK\$4,875,000.00 payable by the Purchaser shall be paid to and held by the Vendor's Solicitors as stakeholders who shall not release the said deposits to the Vendor unless it is proved that the balance of purchase price is sufficient to discharge the existing Mortgage/Legal Charge on completion.

#### PART III

The Completion Date : on or before the 31<sup>st</sup> day of December 2024.

FOURTH SCHEDULE

Particulars of tenancy :

<u>Name of Tenant</u>	<u>Rent</u>	<u>Term</u>	<u>User</u>	<u>Deposit</u>
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N/A

FIFTH SCHEDULE

FURNITURE AND FITTINGS

All the built-in fixture and furniture

SIXTH SCHEDULE

THE EXISTING MORTGAGE

<u>Name and Date of Document</u>	<u>Mortgagee</u>	<u>Land Registry Memorial No.</u>
Mortgage dated 30/8/2023	Long View Credit Limited	23083101370029

SEVENTH SCHEDULE

INFORMATION PROVIDED PURSUANT TO

SECTION 29B(1) OF THE STAMP DUTY ORDINANCE

- (A) The Vendor' s Name, Address and Identification/Business  
Registration No. : See Part I of First Schedule
- (B) The Purchaser' s Name, Address and Identification/Business  
Registration No.: See Part II of the First Schedule
- (C) The Property is non-residential within the meaning of Section 29A(1)  
of the Stamp Duty Ordinance.
- (D) The Date of this Agreement : See Page One
- (E) The Date of any preceding unwritten sale agreement or provisional  
agreement for sale made between the same parties on the same terms -

The      26<sup>th</sup>      day of      September      2024.

- (F) The Date agreed for the conveyance on sale pursuant to this Agreement:  
See Part III of Third Schedule
- (G) The consideration agreed for the conveyance on sale that is to, or may,  
take place pursuant to this Agreement : See Part I of Third Schedule
- (H) The amount or value of any other consideration which each person  
executing the document knows has been paid or given, or has been  
agreed to be paid or given, to any person for or in connection with the  
agreement for sale or any conveyance on sale pursuant to that  
agreement (excluding legal expenses) : -

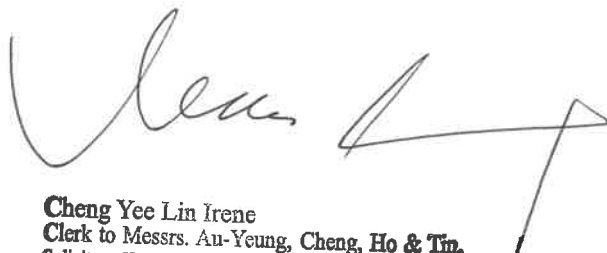
- (1) Payer : Purchaser  
Amount : HK\$Nil  
Payee : Estate Agent  
Name: 世房地產有限公司  
Address: Flat C, 6<sup>th</sup> Floor, World Trust Tower,  
50 Stanley Street, Hong Kong.  
Licence No.: C-080776  
Purpose : Agent' s Commission
- (2) Payer : Vendor  
Amount : HK\$Nil  
Payee : Estate Agent  
Name: 世房地產有限公司  
Address: Flat C, 6<sup>th</sup> Floor, World Trust Tower,  
50 Stanley Street, Hong Kong.  
Licence No.: C-080776  
Purpose : Agent' s Commission

SIGNED by Mr. Liang Zhichao ----- )

For and on behalf of the Vendor )

in the presence of : - )


For and on behalf of  
**WEINA LAND LIMITED**  
榮納興業有限公司

  
**Cheng Yee Lin Irene**  
Clerk to Messrs. Au-Yeung, Cheng, Ho & Tin.  
Solicitors, Hong Kong SAR.

I hereby verify the signature of **CHENG YEE LIN IRENE**

  
**CHENG WING FU ANDY**  
Solicitor, Hong Kong SAR.  
AU-YEUNG, CHENG, HO & TIN.

RECEIVED before the day and year first )  
above written of and from the Purchaser the )  
above mentioned deposit of HK\$4,875,000.00 )

  
Messrs. Au-Yeung, Cheng, Ho & Tin  
as stakeholder

SIGNED by Xue Shouguang,  
its sole director, for and on behalf of  
the Purchaser, in the presence of :-

For and on behalf of  
POLISH GREEN HOLDINGS LIMITED  
寶樹集團有限公司

薛守光

Authorized Signature(s)

**NG HON CHEONG**  
Clerk to Messrs. Raymond T. M. Lau & Co.  
Solicitors, Hong Kong SAR

I hereby verify the signature  
of NG HON CHEONG

**TAI SIU HUNG**  
Solicitor, Messrs. Raymond T.M. Lau & Co.  
Solicitors, Hong Kong SAR

Dated the 10<sup>th</sup> day of October 2024

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**AGREEMENT FOR SALE AND PURCHASE**

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**AU-YEUNG, CHENG, HO & TIN,  
SOLICITORS,  
HONG KONG SAR.**

**REF: AC/535984V/24/IC**