

VINCO 榮高 VINCO FINANCIAL LIMITED

UNIT 2602, 26/F, THE CENTER, 99 QUEEN'S ROAD CENTRAL, HONG KONG

26 February 2025

UBA Investments Limited

Flat B, 16th Floor
Wah Kit Commercial Centre
300 Des Voeux Road Central
Hong Kong

Dear Sirs/Madams,

Re: UBA Investments Limited (Stock Code: 768)
(the “Company”, together with its subsidiaries, the “Group”)

- Continuing connected transactions

We refer to the circular of the Company on the captioned matters dated 26 February 2025 (the “**Circular**”). Capitalised terms used herein shall have the same meaning as defined in the Circular unless otherwise stated.

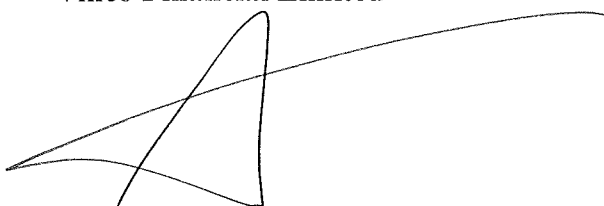
In relation to our engagement as the independent financial adviser to advise the Independent Board Committee and the Independent Shareholders, we hereby give our consent and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion therein of our letter of advice (“**IFA Letter**”) and references to our name and logo in the form and context in which they are included.

We further confirm that, as at the Latest Practicable Date, we were not interested in any Shares or shares in any member of the UBA Group nor does it have any rights or option (whether legally enforceable or not) to subscribe for or nominate persons to subscribe for any Shares or shares in any member of the UBA Group.

We also consent to a copy of this letter being made available for display on the websites of the Stock Exchange and the Company and be submitted to the Stock Exchange (if required).

Yours faithfully,

For and on behalf of
Vinco Financial Limited



Alister Chung
Managing Director