

THIS SUPPLEMENTAL AGREEMENT is made on the 27th day of September 2023

BETWEEN:

1. **KATE CHINA PROPERTY CONSULTANTS LIMITED (中持基業物業顧問有限公司)** (Business Registration No.64005028 and Company No.2162636) whose registered office is situate at Suite 2201, 22/F., China Resources Building, 26 Harbour Road, Wanchai, Hong Kong (the **"Vendor"**); and
2. **LUCKY SMART CAPITAL INVESTMENT LIMITED (駿福創富有限公司)** (Business Registration No.74953213 and Company No.3242898) whose registered office is situate at Unit A, 10/F., Tontex Industrial Building, 2-4 Sheung Hei Street, San Po Kong, Kowloon (the **"Purchaser"**) of the other part

(each a **"Party"** and collectively the **"Parties"**)

WHEREAS:

- (1) This Supplemental Agreement is supplemental to a Formal Agreement for Sale and Purchase dated 31st March 2023 (the **"Formal Agreement"**) made between the Parties hereto in which the Vendor has agreed to sell and the Purchaser has agreed to purchase the premises more particularly known as "Workshop A on 5th Floor, Tontex Industrial Building, Nos.2-4 Sheung Hei Street, Kowloon" (the **"Property"**) upon the terms and conditions therein mentioned.
- (2) The Parties have agreed to vary the terms and conditions of the Formal Agreement and have agreed to sign this Supplemental Agreement upon the terms and conditions as follows.

IT IS HEREBY AGREED that:-

- (1) Completion of the sale and purchase of the Property shall take place on or before 29th December 2023;
- (2) The Purchaser shall pay to the Vendor a sum of HK\$2,000,000.00 being further deposit upon signing of this Agreement;
- (3) The Purchaser shall pay to the Vendor a sum of HK\$22,000,000.00 being the balance of the purchase price on completion.

- (4) Save and except as hereby varied, all the terms and conditions of the Formal Agreement shall remain in full force and effect in all respects and be binding on the Parties hereto.
- (5) The adjudication fee and/or Stamp Duty and/or registration fee payable on this Supplemental Agreement shall be paid by the Purchaser solely.
- (6) Each Party shall bear his own solicitors' costs of and incidental to the preparation approval and completion of this Supplemental Agreement.
- (7) This Supplemental Agreement may be executed in counterparts, each of which shall be deemed as original, but all of which together shall constitute one and the same instrument.
- (8) This Supplemental Agreement shall be governed by and construed in accordance with the laws for the time being in force in Hong Kong and the parties hereby irrevocably submit to the non-exclusive jurisdiction of the courts of Hong Kong.
- (9) Each Party warrants to each other Party that it has full power and authority to enter into and perform this Supplemental Agreement, and that it has taken all necessary corporate action to authorize the signing, delivery and performance of this Supplemental Agreement in accordance with its terms.
- (10) No persons or any other third parties shall be entitled to enforce any terms of this Supplemental Agreement in accordance with the Contract (Rights of Third Parties) Ordinance (Cap. 623).

IN WITNESS whereof, the Parties hereof have duly executed this Supplemental Agreement the day and year first above written.

SIGNED by Chan Chi Yuen

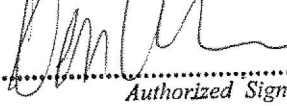
its director

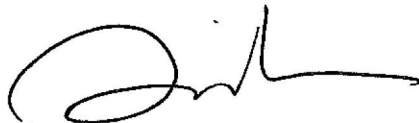
for and on behalf of the Vendor

~~in the presence of~~ whose signature is
verified by:-

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For and on behalf of
Kate China Property Consultants Limited
中持基業物業顧問有限公司


.....
Authorized Signature(s)



WONG Yi Man
Solicitor, Hong Kong SAR
Yung, Yu, Yuen & Co.

RECEIVED on or before the day and year first)
above written of and from the Purchaser the)
abovementioned further deposit and part payment)
of the purchase price of HONG KONG DOLLAR)
TWO MILLION ONLY (HK\$2,000,000.00))

For and on behalf of
Kate China Property Consultants Limited
中持基業物業顧問有限公司


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Authorized Signature(s)

The Vendor

SIGNED by Chan Tat Wah

Director

for and on behalf of the **Purchaser**

in the presence of



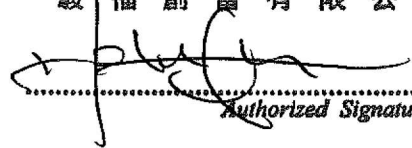
CHIAO SIU LING
Solicitor
LCP, Hong Kong SAR

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For and on behalf of
LUCKY SMART CAPITAL INVESTMENT LIMITED
駿福創富有限公司

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Authorized Signature(s)

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Dated the 27th day of September 2023.

SUPPLEMENTAL AGREEMENT

YUNG, YU, YUEN & CO.
SOLICITORS & NOTARIES
11th FLOOR, NAN FUNG TOWER
88 CONNAUGHT ROAD CENTRAL,
HONG KONG

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