

Handwritten initials and signature: 14, W

SUCCESS UNIVERSE GROUP LIMITED

Units 1003-04A, 10/F,
Tower 1, Admiralty Centre
18 Harcourt Road
Hong Kong
Attn: The Board of Directors

Macau, 29 July 2025

Dear Sirs,

Amendment and restatement of term loan and revolving credit facility agreement dated 17 April 2012 as amended and restated on 23 June 2017, 23 June 2021 and 23 June 2023

This letter is being addressed to Success Universe Group Limited with respect to:

- (i) the term loan facilities and revolving credit facility extended to Pier 16 – Property Development Limited under a facility agreement dated 17 April 2012 entered into by, among others, Pier 16 – Property Development Limited as borrower, the financial institutions named therein as lenders, Industrial and Commercial Bank of China (Macau) Limited as facility agent and Industrial and Commercial Bank of China (Macau) Limited as security agent, as amended and restated on 23 June 2017, 23 June 2021 and 23 June 2023 (the “**Facility Agreement**”) and as further amended and restated on or about the date of this letter in substantially the form of the enclosed draft (the “**Amended and Restated Facility Agreement**”), and
- (ii) the security provided by Success Universe Group Limited pursuant to the Facility Agreement which is intended to continue in full force and effect under the Amended and Restated Facility Agreement, namely: your endorsement of the *Livrança* (as defined, like other capitalized terms used hereinafter, save if otherwise stated in this letter, in Schedule 7 to the Amended and Restated Facility Agreement) as to 49% of the amount thereof and your acknowledgment of the corresponding cover letter; your repayment guarantee for 49% of the Borrower’s total indebtedness as confirmed by the Composite Confirmation Letter; and your acknowledgment of the letter dated 23 June 2021 and the letter dated 23 June 2023 respectively, both issued to you by the Security Agent / Facility Agent for the purpose of obtaining your confirmation of the Composite Confirmation Letter (collectively, the “**Success Universe Group Security**”).

In this connection, you are hereby requested by Industrial and Commercial Bank of China (Macau) Limited, in our capacity as Facility Agent under the Amended and Restated Facility Agreement, to acknowledge the legality, validity and binding effect of the obligations subsisting and created under the Amended and Restated Facility Agreement and their enforceability in accordance with its terms, and *specifically*, to acknowledge and confirm that the Success Universe Group Security continues to constitute legal, valid and binding obligations of Success Universe Group Limited enforceable in accordance with its terms, save as amended by the Amended and Restated Facility Agreement, as security for the payment or discharge of the Secured Obligations (as defined in the Success Universe Group Security) to the Finance Parties under the Amended and Restated Facility Agreement.

This letter and its acknowledgment are governed by the laws of Macau SAR.

Yours faithfully,

For and on behalf of

Industrial and Commercial Bank of China (Macau) Limited



Mr. Huang Xianjun (黃獻軍)
Deputy CEO



Ms. Huang Wei (黃偉)
General Manager

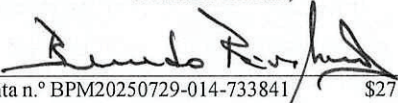
We, Success Universe Group Limited, acknowledge the legality, validity and binding effect of the obligations subsisting and created under the Amended and Restated Facility Agreement and their enforceability in accordance with its terms, and specifically, FURTHER ACKNOWLEDGE AND CONFIRM that the Success Universe Group Security continues to constitute legal, valid and binding obligations of Success Universe Group Limited enforceable in accordance with its terms, save as amended by the Amended and Restated Facility Agreement, as security for the payment or discharge of the Secured Obligations (as defined in the Success Universe Group Security) to the Finance Parties under the Amended and Restated Facility Agreement.

YOU ARE HEREBY NOTIFIED, without prejudice of Clause 29.3(d) of the Amended and Restated Facility Agreement, that we designate as our address for service in Macau for all matters related in general to the Amended and Restated Facility Agreement and in particular the Success Universe Group Security, but not limited to receiving summons, service of process or notices, the following address:

CARTÓRIO DO NOTÁRIO PRIVADO
BERNARDO PAIVA MORÃO

Reconheço presencialmente as assinaturas de **Huang Xianjun (黃獻軍)**, e de **Huang Wei (黃偉)**, na qualidade de procuradores do *Grupo A* do “BANCO INDUSTRIAL E COMERCIAL DA CHINA (MACAU), S.A.”, por referência a uma procuração outorgada em 22 de Março de 2024, perante mim, cujas identidades, qualidade e poderes são do meu conhecimento pessoal.
Macau, 29 de Julho de 2025.

O Notário Privado,


Conta n.º BPM20250729-014-733841 \$27.00

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SUCCESS UNIVERSE GROUP LIMITED

Avenida da Praia Grande, n.º 409
Edif. China Law, 12.º andar
Macau

For and on behalf of

SUCCESS UNIVERSE GROUP LIMITED

實德環球有限公司

(Incorporated in Bermuda with limited liability)



Mr. Ma Ho Man, Hoffman
Director

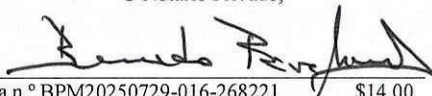
Encl.

CARTÓRIO DO NOTÁRIO PRIVADO
BERNARDO PAIVA MORÃO

Reconheço presencialmente a assinatura de **Ma Ho Man Hoffman** (馬浩文), cuja identidade verifiquei por exibição do B.I.R.P. n.º 1484968(1), emitido em 17 de Outubro de 2016, pelos Serviços de Identificação de Macau, na qualidade de administrador da sociedade comercial **“SUCCESS UNIVERSE GROUP LIMITED”**, constituída e registada na Conservatória das Sociedades das Bermudas sob o n.º 35365, com poderes para o acto, conforme verifiquei por um certificado do secretário da referida sociedade, datado de 28 de Julho de 2025, contendo pública-forma de uma Acta do Conselho de Administração da mesma data, que me foi exibido.

Macau, 29 de Julho de 2025.

O Notário Privado,


Conta n.º BPM20250729-016-268221 \$14.00