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WORLD FORTUNE 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 World Fortune 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 World Fortune 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 entry into the share pledge agreement relative to your shares in the share capital of the Borrower (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 amended and restated by the Second Composite Amended and Restated Borrower Share Pledge, Pier 16 – Entertainment Group Corporation Limited Share Pledge, Pier 16 – Property Consultancy Services Limited Share Pledge and Pier 16 – Management Limited Share Pledge; your entry into an agreement dated 28 June 2012 giving priority to Secured Obligations claims from the Finance Parties over your credits against the Obligors as confirmed on 23 June 2017 and as further confirmed by the Second Confirmation of Subordination Agreement dated 23 June 2021 and your acknowledgment of the letter dated 23 June 2023 issued to you by the Facility Agent (collectively, the “**World Fortune 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 World Fortune Security continues to constitute legal, valid and binding obligations of World Fortune 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 World Fortune 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

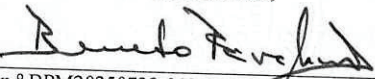

We, World Fortune Limited, ACKNOWLEDGE the legality, validity and binding effect of the obligations subsisting and created under the Amended and Restated Facility Agreement and their enforceability in accordance with its terms, and *specifically*, FURTHER ACKNOWLEDGE AND CONFIRM that the World Fortune Security continues to constitute legal, valid and binding obligations of World Fortune 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 World Fortune 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 World Fortune 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 BPM20250729-012-317719 \$27.00


Handwritten signature and initials in the top right corner.

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

For and on behalf of

WORLD FORTUNE LIMITED



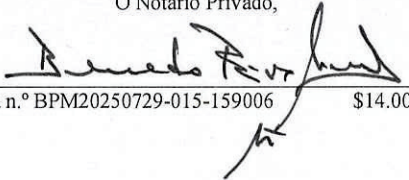
Mr. Ma Ho Man, Hoffman
Director

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 **“WORLD FORTUNE LIMITED”**, constituída e registada na Conservatória das Sociedades de Hong Kong sob o n.º 34186597, 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 BPM20250729-015-159006

\$14.00