

20 January 2026

To: Anchorstone Holdings Limited (the “**Company**”)

Undertaking

I, Lui Yue Yun Gary, in respect of 137,886,046 shares of the Company beneficially held by me (the “**Shares**”), hereby irrevocably and unconditionally undertake to the Company:

- (i) I will not dispose of any of the 137,886,046 Shares comprising the current shareholding in the Company owned by myself, and such Shares will remain beneficially owned by me up to and including the record date under the proposed rights issue on the basis of four rights shares (“**Rights Shares**”) for every one existing Share (the “**Rights Issue**”);
- (ii) I will lodge my acceptance of the 551,544,184 Rights Shares, which will be the number of Rights Shares provisionally allotted to me nil-paid under the Rights Issue, with the Share Registrar of the Company, with payment in full therefore, by no later than the latest time for acceptance and payment for the Rights Shares and application and payment for excess Rights Shares or otherwise in accordance with the instructions set out in the prospectus to be despatched to the shareholders of the Company containing details of the Rights Issue and the related documents; and
- (iii) I consent that, in the event of an under-subscription of the Rights Issue, the Company has power and authority to apply adjustments to such number of Rights Shares to be offered to myself such that the minimum public float requirement under the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited, i.e. at least 25% of the Shares are held by the public at all times, is satisfied immediately after completion of the Rights Issue.

The undertakings as provided in the above paragraph (i) to (iii) will lapse or be withdrawn upon completion of the Rights Issue; and

- (iv) I, by signing this Undertaking, confirm that I am the beneficial owner of the Shares, and such Shares are free from any charge, pledge, lien or other encumbrances whatsoever at the date of this Undertaking;
- (v) I, by signing this Undertaking, confirm and consent to the disclosure of the content of this Undertaking or any part thereof by the Company in the documents, inter alias, announcement, prospectus, circular in relation to the Rights Issue and other relevant documents relating to the Rights Issue; and
- (vi) I, by signing this Undertaking, confirm that I have acquired sufficient information in relation to the undertakings made under this Undertaking and the nature thereof, have been given practicable chance to consider whether to make such undertakings and (if necessary) obtain independent advice.

This Undertaking shall be governed by and construed in accordance with the laws of Hong Kong Special Administrative Region of the People's Republic of China (Hong Kong). The Hong Kong courts shall have the non-exclusive jurisdiction of all the matters arising from this Undertaking.

SIGNED, SEALED AND DELIVERED BY)
LUI YUE YUN GARY)

in the presence of:)
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