

Dated the 20th day of January 2026

CTP LIMITED
(the “**Landlord**”)

AND

E-BANNER LIMITED
(the “**Tenant**”)

TENANCY AGREEMENT



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THIS AGREEMENT is made the 20th day of January 2026

Parties BETWEEN the parties more particularly described and set out in the First Schedule hereto.

WHEREBY IT IS AGREED as follows:-

Premises 1. The Landlord has agreed to let and the Tenant has agreed to take ALL THAT the Premises more particularly described and set out in the Second Schedule hereto (the “Premises”) TOGETHER with a right of way for the Tenant, its servants, employees, agents, invitees, licensees and customers (in common with the Landlord and subject to the Landlord's right to reasonably restrict such use) from time to time to go pass and repass up, down, over, along and upon the entrances, exits, halls, lobbies, corridors, staircases, landings, passageways, lavatories and other common parts of the Premises TOGETHER with the use in common as aforesaid, automatic sprinkler system, emergency lighting system and other equipment,

Term rent payment and installed at the Premises in so far as the same are necessary for the proper use and enjoyment of the Premises TOGETHER with fixtures, fittings & equipment (if any) more particularly described in the Fifth Schedule hereto for the term and at the rent more particularly described and set out in the Third Schedule hereto and other charges now or hereafter to be assessed imposed or charged which sums shall be payable in advance clear of all deductions on the FIRST day of each and every calendar month the first of such payments to be made with effect from the Commencement Date and apportioned according to the number of days then unexpired in the month in respect of which such payment is due and the last of such payments to be apportioned according to the number of days of the term remaining in the month in respect of which such payment is due. The purpose of this Agreement is to record the tenancy of the Premises between the parties hereto with effect from the Commencement Date.

Tenant's covenants 2. The Tenant to the intent that the obligations hereunder shall continue covenants throughout the term hereby created hereby agrees

with the Landlord as follows:-

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| To pay rent and outgoings | (a) | (i) To pay to the Landlord the said rent whether legally demanded or not at the time and in the manner herein provided at the office of the Landlord or such other place as the Landlord may direct.

(ii) To pay and discharge all charges for water, electricity and gas (if any) consumed in the Premises, all their outgoings in respect of the Premises and meter rents and all necessary deposits for such supply.

(iii) To pay management fee in respect of the Premises. |
| To pay government rent | (b) | To pay the Government Rent in respect of the Premises. |
| To pay rates | (c) | To pay the rates or any increased rates imposed by the Government of the HKSAR in respect of the Premises and to pay and discharge all taxes, assessments, duties, charges, impositions, utility charges and other outgoings now or hereafter during the said term of tenancy imposed or charged by the Government of HKSAR or other lawful authorities in respect of the Premises or any part thereof (Property Tax alone excepted). |
| To maintain & repair the Premises | (d) | To keep in tenantable and proper repair and condition the Premises including the flooring, walls, doors and the Landlord's fixtures and fittings therein including all non-concealed pipes and electrical installations and wirings and to repair or replace if so required by the appropriate supply company or authority as the case may be under the applicable laws or regulations, all the electrical wiring installations and fittings within the Premises and wiring from the Tenant's meter or meters to and within the same and so to maintain the same at the expenses of the Tenant. |

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| To maintain lavatories & water apparatus | (e) | At the reasonable expense of the Tenant to maintain all lavatories and water apparatus (when used exclusively by the Tenant his employees invitees and licensees) in tenantable state and in proper repair and condition at all times during the continuation of this Agreement in accordance with all regulations or by-laws of all Public Health and other Government Authorities concerned for the time being affecting the same. |
| To protect interior against storm etc. | (f) | To take all reasonable precautions to protect the interior of the Premises against damage by storm or typhoon or the like threats. |
| To permit entry by Landlord | (g) | To permit the Landlord and all persons authorised by the Landlord at all reasonable times with prior written notice to the Tenant to enter into the Premises to view the condition thereof and to effect any necessary repairs or renovation thereof. |
| To allow Landlord to carry out repairs | (h) | To permit the Landlord and all persons authorised by the Landlord to enter the Premises at all reasonable times and upon prior written notice being given to the Tenant (except in case of emergency) for the purposes of security, and/or fire fighting, to view the state of repair of the Premises, to take inventories of the Landlord's fixtures and fittings therein and to carry out any work, repairs, maintenance or renewal required to be done to the same and to any other services or fixtures and fittings which may be supplied or provided to or installed in the Premises by third parties and of making good on behalf of the Tenant any defects or effecting any repair which the Tenant has failed to do under the terms of this Agreement. |
| Not to keep arms or explosive combustible substance | (i) | Not to keep or store or cause or permit or suffer to be kept or stored any arms, ammunitions, gunpowder, saltpetre, kerosene, or unlawful goods in any part of the Premises and shall not keep or store or cause or permit or suffer to be kept or stored other explosive or combustible substance or |

hazardous goods in any part of the Premises and shall not at any time during the said term allow the Premises or any part thereof to be used in any way entailing a fine, forfeiture or penalty against the Landlord under any law in force in the Hong Kong Special Administrative Region of the People's Republic of China (the "HKSAR").

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| Not to permit any nuisance or annoyance | (j) Not to do or permit to be done in or upon the Premises or any part thereof anything which may be or become a nuisance or cause noise, annoyance, danger or disturbance to the Landlord or other property in the neighbourhood or against the laws or regulations of the HKSAR. |
| No gambling/illegal/immoral use | (k) Not to use or suffer or permit the Premises to be used for the purpose of gambling or any unlawful or immoral purpose. |
| User | (l) Subject to Clause 7 hereof, to use the Premises for the purpose more particularly described and set out in the Second Schedule hereto. |
| Not to keep birds/smelly foods | (m) Not to keep any birds or live stock of any description or any smelly or filthy foods or articles on the Premises. |
| Bankruptcy | (n) Not to allow being an individual himself to become bankrupt or commit an act of bankruptcy or being a corporation to be wound up or enter into any arrangement or composition with the Tenant's creditors or suffer any distress or execution to be levied upon Tenant's goods. |
| Delivery of vacant possession | (o) The Landlord shall hand over the Premises to the Tenant on an "as-is" basis upon commencement of Tenancy. Except otherwise provided herein, the Tenant agrees to quietly yield up the Premises together with all the Landlord's fixtures and fittings therein and thereto at the expiration or sooner determination of this Agreement in tenantable repair and condition (reasonable tear and wear and damage caused by |

inherent defects excepted) by removal of trade fixtures, goods and chattels belongs to the Tenant and thereupon surrender to the Landlord all keys giving access to all parts of the Premises held by the Tenant.

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| Landlord's covenants | 3. | The Landlord hereby agrees with the Tenant as follows:- |
| Tenant shall have quiet possession | (a) | The Tenant paying the rent hereby reserved and performing and observing the Tenant's stipulations herein contained may subject to and without prejudice to the rights of the Landlord hereunder peaceably enjoy the Premises during the said term without any interruption by the Landlord or any person lawfully claiming under or in trust for the Landlord. |
| Property tax | (b) | To pay Property Tax in respect of the Premises. |
| Deposit | 4. | PROVIDED ALWAYS and IT IS HEREBY AGREED that the Tenant shall deposit with the Landlord a sum more particularly described and set out in the Fourth Schedule hereto on the signing of this Agreement as security for the due payment of the rent and management fees and the due performance and observance of the stipulations and terms herein contained and on the Tenant's part to be observed and performed and the Deposit shall be retained by the Landlord throughout the term free of any interest to the Tenant and the Landlord shall be entitled to deduct therefrom the amount of any outstanding sums due by the Tenant to the Landlord costs expenses loss or damage incurred or sustained by the Landlord by reason of any breach by the Tenant of any of the terms and stipulations herein contained. After all the terms and stipulations herein contained have been duly performed and observed by the Tenant, the Deposit (or the balance thereof, as the case may be) shall be repaid to the Tenant within 15 days of the Tenant's delivery of vacant possession to the Landlord or of the settlement of the last outstanding claim by the Landlord against the Tenant, whichever is the later, without interest or compensation. |

- No key money
5. IT IS HEREBY EXPRESSLY DECLARED that no key or construction money or other premium of a similar nature has been paid by the Tenant for the term hereby created.
- Conditions precedent
6. This Agreement shall be conditional upon the following conditions precedent having been fulfilled:-
- (a) all necessary consents and approvals in connection with this Agreement and the transactions contemplated hereunder having been obtained by the Landlord and remain valid;
 - (b) all necessary consents and approvals in connection with this Agreement and the transactions contemplated hereunder having been obtained by the Tenant, including the consent from The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”);
 - (c) the Tenant having issued an announcement and a circular in relation to this Agreement and the transactions contemplated hereunder in accordance with the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”); and
 - (d) the resolutions to approve this Agreement and the transactions contemplated hereunder having been obtained from the independent shareholders of the Tenant at the general meeting of the Tenant in accordance with the Listing Rules, its articles of association and the applicable laws and regulations.

Each of the Landlord and the Tenant shall use its best endeavours to procure the fulfilment of the conditions above. None of the above conditions are waivable by the Landlord and the Tenant. If the above conditions have not been fulfilled on or before 30 September 2026 or such later date as the Landlord and the Tenant may otherwise agree in writing, all

rights, obligations and liabilities of the Landlord and the Tenant pursuant to this Agreement shall cease to have effect and terminate and either the Landlord and the Tenant shall have no claim against the other party save for any antecedent breach or otherwise stipulated in this Agreement. In such event, the Landlord shall forthwith return the Deposit to the Tenant.

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| Full agreement between the parties | 7. | This Agreement sets out the full agreement reached between the parties hereto and save as provided herein, no other representations have been made or warranties given relating to the Landlord or the Tenant or the Premises and if any such representation or warranty has been made given or implied the same is hereby waived. |
| Warranty on user | 8. | The Landlord warrants that the Premises is fit for the purposes for which it is let or for any other purposes whatsoever intended to be used by the Tenant and shall be responsible to the Tenant for any damages or loss in respect thereof. If any notice is served by any Government Authority objecting to the use of the Premises, the Tenant, without prejudice to its rights and remedies, has the option to terminate this tenancy forthwith and the Landlord shall indemnify the Tenant in full for any loss or damages in respect thereof. |
| Liability of Tenant | 9. | Where more than one person is named as the Tenant, all such persons shall sign this Agreement and shall be jointly and severally liable for the performance and observance of the terms, conditions and agreements contained herein and on the part of the Tenant to be performed and observed. |
| Time is of essence | 10. | All stipulations as to time contained in this Agreement shall be of the essence of the Agreement and shall not be capable of enlargement save as agreed in writing by the parties. |
| Interpretation | 11. | Unless the context otherwise requires words herein importing the masculine gender shall include the feminine and neuter genders and words herein in the singular shall include the |

plural and vice versa; and words importing persons shall include companies or corporations and vice versa.

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| Stamp duty | 12. Stamp Duty on this Agreement and its counterpart shall be borne by the parties in equal shares. |
| Insurance effected at Tenant's expense | 13. The Landlord shall be under no obligation to insure the Premises against loss or damage by fire or any other cause, and the Tenant may at his own expense effect such insurance in respect of the Premises and the fixtures and fittings materials and goods therein as the Tenant shall consider necessary. |
| Marginal Notes | 14. The marginal notes are intended for guidance only and do not form part of this Agreement nor shall any of the provisions of this Agreement be construed or interpreted by reference thereto or in any way affected or limited thereby. |
| Superseding Rule | 15. This Agreement supersedes all previous agreements, whether oral or in writing, entered into by the parties hereto or their agents. |
| Building Orders | 16. It is acknowledged by the parties hereto that it is not certain whether there is any unauthorized structure in the Premises. The Landlord agrees that if any of such structure exists prior to the Tenant entering into this Agreement and any notice or order is served by the Building Authority or other authorities in respect thereof, the Landlord shall indemnify and keep the Tenant indemnified against any breach of any ordinances or regulations relating to the Premises and any damage or loss suffered or incurred by the Tenant in respect thereof, and the Tenant shall allow the Landlord and/or its contractor entry to the Premises to comply with such notice or order. |
| Indemnify Tenant Against Claims | 17. The Landlord shall be wholly responsible for and to indemnify the Tenant against all proceedings, actions, claims and demands whatsoever in respect of any loss, damage or injury caused to any person whomsoever or property whatsoever |

directly or indirectly through the defective or damaged condition of the Premises or any fixtures or fittings therein.

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| Access to
Landlord's
records | 18. The Landlord shall allow and procure its subsidiaries and associates to allow the auditors, independent non-executive directors, representatives or staff of the Tenant, its group companies or its holding company and/or independent financial advisers or professional parties to the Tenant or its holding company sufficient access to the records of the Landlord in relation to this Agreement. |
| Rights of third
parties | 19. Section 6(1) of the Contracts (Rights of Third Parties) Ordinance (Cap.623) shall not apply to this Agreement and this Agreement may be varied by the parties hereto from time to time or terminated or rescinded by agreement of the parties hereto or pursuant to the provisions of this Agreement without the consent of any person who is not a party to this Agreement. |
| Break clause | 20. At any time after the expiration of TWELVE (12) months from the Commencement Date of the term, the Landlord shall have the right to serve upon the Tenant not less than three (3) months' prior written notice given after the expiration of TWELVE (12) months from the Commencement Date to terminate this Agreement and upon the expiration of such notice, this Agreement shall terminate and the Tenant shall quit and deliver up vacant possession of the Premises to the Landlord in good clean tenantable and substantial repair and condition in manner as provided herein and the Landlord shall repay to the Tenant the Deposit in manner as provided herein Provided Always that the operation of this Clause will be without prejudice to the rights and remedies of either party against the other in respect of any antecedent claims or breach of the agreements stipulations terms and conditions herein contained. |

THE FIRST SCHEDULE ABOVE REFERRED TO
(NAMES ADDRESSES AND DESCRIPTION OF PARTIES HERETO)

LANDLORD : CTP LIMITED whose registered office is situated at Flat A, 6th Floor, Phase 4, Kwun Tong Industrial Centre, 436-446 Kwun Tong Road, Kwun Tong, Kowloon, Hong Kong (hereinbefore referred to as the “**Landlord**”).

TENANT : E-BANNER LIMITED whose registered address is situated at Flat K, 1/F., Phase 2, Kwun Tong Industrial Centre, 460-470 Kwun Tong Road, Kwun Tong, Kowloon, Hong Kong (hereinbefore referred to as the “**Tenant**”).

THE SECOND SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE PREMISES AND USER)

The Premises (hereinbefore referred to as the “ Premises ”)	User
Unit M4 on 6th Floor of Block 4, Nos. 436-446 Kwun Tong Road, Kwun Tong Industrial Centre, Kowloon	Industrial
Unit N4 on 6th Floor of Block 4, Nos. 436-446 Kwun Tong Road, Kwun Tong Industrial Centre, Kowloon	Industrial
Unit P4 on 6th Floor of Block 4, Nos. 436-446 Kwun Tong Road, Kwun Tong Industrial Centre, Kowloon	Industrial
Unit R4 on 6th Floor of Block 4, Nos. 436-446 Kwun Tong Road, Kwun Tong Industrial Centre, Kowloon	Industrial

THE THIRD SCHEDULE ABOVE REFERRED TO
(TERM OF LETTING, RENT, ETC.)

For a TERM of THREE YEARS commencing on the 1st day of April 2026 or from the next business day after the date when all conditions precedent having been fulfilled, whichever is later (the “**Commencement Date**”) and terminating on the 31st day of March 2029 or the third anniversary of the Commencement Date, whichever is later yielding and paying therefore throughout the said term the RENT of HK\$102,536 per month.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(DEPOSIT)


For the sum of HONG KONG DOLLARS TWO HUNDRED FIVE THOUSAND AND SEVENTY TWO ONLY (HK\$205,072) (hereinbefore referred to as the “**Deposit**”).

THE FIFTH SCHEDULE ABOVE REFERRED TO
(FIXTURES, FITTINGS & EQUIPMENT)
(hereinbefore referred to as the “**fixtures**”)


Nil

AS WITNESS the hands of the parties hereto the day and year first above written.

SIGNED for and on behalf of
the Landlord by She Siu Kee
William
its director
In the presence of:-

) For and on behalf of
) CTP LIMITED
) 

SIGNED for and on behalf of
the Tenant by Foo Pei Pan
its director
In the presence of:-

) For and on behalf of
) E-BANNER LIMITED
) 

RECEIVED on or before the day
and year first above written of and
from the Tenant the sum of
DOLLARS TWO HUNDRED
FIVE THOUSAND AND
SEVENTY TWO ONLY Hong
Kong Currency being the Deposit
paid by the Tenant to the Landlord

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) HK\$205,072
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WITNESS to the signature:-

For and on behalf of
CTP LIMITED