

Date: 20 December, 2017

Sale and purchase agreement dated 29 September 2017 and entered into between (i) Eminent Crest Holdings Limited, Peak Stand Holdings Limited and Sheen Light Holdings Limited as vendors (the “Vendors”); (ii) Cheng Ting Kong and Chau Cheok Wa as guarantors (the “Guarantors”); and (iii) Pioneer Frontier Limited as purchaser (the “Purchaser”) for the sale and purchase of the entire issued shares in Sun Finance Company Limited (the “Agreement”)

Reference is made to the Agreement. Unless the context requires otherwise, capitalised terms used herein shall bear the same meanings as defined in the Agreement.

Pursuant to Clause 3.4 of the Agreement, the Vendors shall use their best endeavours to procure the fulfillment of the conditions set out in Clause 3.2(1), (2), (5) and (6). The Purchaser shall use its best endeavours to procure the fulfillment of the conditions precedent set out in Clause 3.2(3) and (4) above by the Long Stop Date (i.e. 31 December 2017 or such later date as the Vendors and the Purchaser may agree in writing) and may in its absolute discretion at any time waive the condition set out in Clause 3.2(1) by notice in writing. Neither the Purchaser nor the Vendors may waive any of the conditions set out in Clause 3.2(2), (3), (4), (5) and (6). If the conditions set out in Clause 3.2 have not been satisfied (or as the case may be, waived by the Purchaser) on or before 5:00 p.m. on the Long Stop Date, the Agreement shall cease and determine (save and except Clauses 12.1, 13, 21, 22 and 23 which shall continue to have full force and effect) and thereafter neither party shall have any obligations and liabilities towards each other hereunder save for any antecedent breaches of the terms hereof.

By way of this letter, the Vendors, the Guarantors and the Purchaser hereby confirm our mutual agreement to extend the Long Stop Date to 31 January 2018 or such other date as the Vendors and the Purchaser may agree in writing.

Subject only to the variations herein contained and such other alterations (if any) as may be necessary to make the Agreement consistent with this letter, the Agreement shall remain in full force and effect and shall be read and construed and be enforceable as if the terms of this letter were inserted therein by way of addition or substitution, as the case may be.

Unless expressly provided to the contrary in this letter, a person who is not a party to the Agreement shall have no right under the Contracts (Rights of Third Parties) Ordinance (Chapter 623 of the Laws of Hong Kong) to enforce any of the terms of this letter or the Agreement, and whether so provided in this letter and/or the Agreement or not, no consent of third party is required for the amendment to (including the waiver or compromise of any obligation), rescission of or termination of this letter and/or the Agreement.

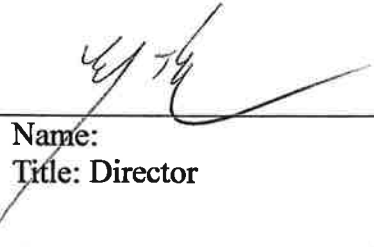
This letter shall be governed by and construed in accordance with the laws of Hong Kong.

For and on behalf of
Eminent Crest Holdings Limited



Name:
Title: Director

For and on behalf of
Peak Stand Holdings Limited



Name:
Title: Director

For and on behalf of
Sheen Light Holdings Limited

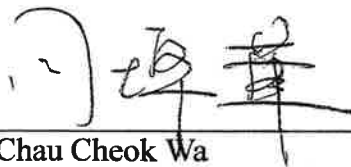


Name:
Title: Director

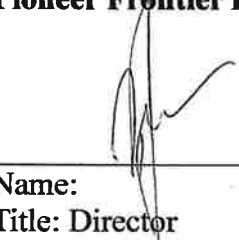


Cheng Ting Kong

For and on behalf of
Pioneer Frontier Limited



Chau Cheok Wa



Name:
Title: Director