

CORE DATA INTERNATIONAL LIMITED  
19th Floor and 21st Floor, Tower 1,  
Enterprise Square, 9 Sheung Yuet Road,  
Kowloon Bay, Kowloon, Hong Kong  
Date: 17 January 2025

GET NICE FINANCE COMPANY LIMITED  
3<sup>rd</sup> Floor, Cosco Tower, Grand Millennium Plaza,  
183 Queen's Road Central, Hong Kong.

Dear Sirs,

Re: HK\$70,000,000.00 loan facility:  
Loan agreement dated 8<sup>th</sup> January 2024 (the "Loan Agreement")

We refer to the Loan Agreement entered into between us as the Borrower and you as the Lender. Unless the context otherwise requires, the terms defined in the Loan Agreement have the same meanings when used in this letter.

We hereby admit and confirm that a sum of HK\$70,000,000.00 being outstanding principal loan up to the date hereof.

We also confirm, represent and warrant that:

1. the representations and warranties set out in Clause 15 of the Loan Agreement, repeated with reference to the facts and circumstances subsisting at the date of this letter, remain true and correct;
2. no Event of Default has occurred; and
3. no event or circumstance has occurred and is continuing which constitutes or likely to constitute an Event of Default.

We hereby request you to vary the terms and conditions of the Loan Agreement as follows:-

1. The original Clause 3(b) of the Loan Agreement shall be replaced by "(b) repay to the Lender the Principal Sum on the date of second anniversary of the date of drawing of the Principal Sum."

Save and except as herein varied, all the terms and conditions in the Loan Agreement shall remain in full force and effect and shall be valid and be construed and be enforceable as if the variations herein were incorporated therein.

Kindly let us know whether the aforesaid proposal is acceptable to you

Yours faithfully,

For and on behalf of CORE DATA INTERNATIONAL LIMITED

*For and on behalf of*  
**CORE DATA INTERNATIONAL LIMITED**



.....  
*Authorized Signature(s)*  
Name: Chan Kwong Choi Peter ( 陳廣才 )

Title: Sole Director

For avoidance of any doubt, I, Chan Kwong Choi Peter ( 陳廣才 ) (Holder of Hong Kong Identity Card No.H332479(8)), hereby confirm that I agree to the above variation of the Loan Agreement and confirm that the Deed of Guarantee given by me to Get Nice Finance Company Limited dated 8<sup>th</sup> January 2024 shall remain valid, subsisting and in full force.



Chan Kwong Choi Peter ( 陳廣才 )  
(holder of Hong Kong Identity Card No.H332479(8))

In reliance of your representation and request hereinabove, we, GET NICE FINANCE COMPANY LIMITED hereby consent to vary the terms and condition of the Loan Agreement as hereinabove.

*For and on behalf of*  
**結好財務有限公司**  
**GET NICE FINANCE CO. LTD.**



.....  
*Authorized Signature(s)*  
Director: Cham Wai Ho, Anthony

Date:17 January 2025