

This Supplemental Agreement (the "**Agreement**") is made on 13 September 2024

BETWEEN:

1. **FULLY FORT GROUP LIMITED** (全堡集團有限公司), a limited liability company duly incorporated and existing under the laws of the British Virgin Islands with its registered address at Unit 8, 3/F., Qwomar Trading Complex, Blackburne Road, Port Purcell, Road Town, Tortola, British Virgin Islands, VG1110 (the "**Seller**");
2. **LAW MING YIK** (羅名譯)(Hong Kong Identity No: Z984200(5)), an individual with the residential address at G/F, Block B, Phoenix Court, No. 272 Shan Pui Tsuen, Yuen Long, New Territories, Hong Kong (the "**Warrantor**"); and
3. **HONG KONG YUFENGCHANG CO., LIMITED** (香港裕豐昌有限公司), a limited liability company duly incorporated and existing under the laws of Hong Kong with its registered address at Unit A, 20/F., Wang Cheong Building, 251 Reclamation Street, Kowloon, Hong Kong (the "**Purchaser**"),

each a "**Party**" and together the "**Parties**".

NOW IT IS HEREBY AGREED as follows:

1. Pursuant to a sale and purchase dated 4 September 2024 entered into between the Parties (the "**SPA**"), the Seller has agreed to, and the Warrantor has agreed to procure the Seller to, sell, and the Purchaser has agreed to purchase, 23,115,000 ordinary shares of Sun Kong Holdings Limited (the "**Listco**"), representing approximately 57.79% of the issued share capital of Listco.
2. Unless the context otherwise requires or unless otherwise defined in this Agreement, words and expressions defined in this SPA shall have the same meaning when used in this Agreement.
3. Pursuant to Clause 5.1 of the SPA, the Parties hereby agree that Completion shall take place on 13 September 2024 (Friday).
4. Save and except as expressly varied or modified herein, all other terms, conditions, covenants and provisions contained in the SPA shall remain unchanged and in full force and effect.
5. Clauses 9 (Notices), 10 (Costs and Expenses), 11 (General Provisions), 12 (Announcements), 13 (Confidentiality), 14 (Language), 15 (Counterparts), 17 (Governing Law and Arbitration) and 18 (Agent for Service of Process) shall be incorporated herein by reference and shall apply mutatis mutandis to this Agreement.

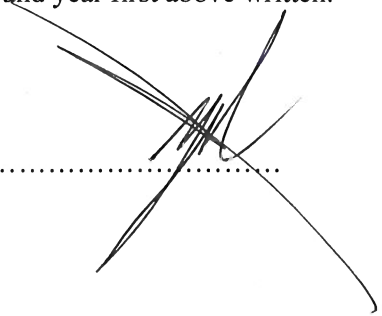
[Signature page to follow]

IN WITNESS whereof this Agreement was entered into the day and year first above written.

SIGNED by
Law Ming Yik
in the presence of:

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Name: *Yiu Chin Wang*
Title: *Consultant, Yick and Chan*

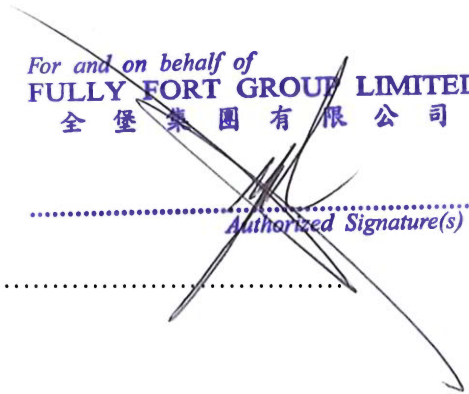
SIGNED by
Law Ming Yik
for and on behalf of
Fully Fort Group Limited
in the presence of:

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For and on behalf of
FULLY FORT GROUP LIMITED
全堡集團有限公司

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Authorized Signature(s)



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Name: *Yiu Chin Wang*
Title: *Consultant, Yick and Chan*

SIGNED by
Wang Xinlong
for and on behalf of
Hong Kong Yufengchang Co., Limited
in the presence of:

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王新龍

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Name: CHAN DAVID HERMSEN
Title: SOLICITOR, STEPHENSON HARWOOD