

Certain sensitive personal information contained in this document has been redacted. The offeror company and its directors and the financial advisor to the offeror consider the remaining information adequate for the purpose of disclosing the nature and significance of the document, and for the offeror company to fulfill its relevant disclosure obligations under the Codes on Takeovers and Mergers.

ADDITIONAL DEED OF UNDERTAKING - BOYU CAPITAL OPPORTUNITIES MASTER FUND

Broad Gongga Investment Pte. Ltd. (the **Offeror**)

Boyu Capital Opportunities Master Fund (the **Shareholder**)

17 November 2025

Dear Sir/Madam

Possible revised mandatory general offer for the Company

Reference is made to (i) the composite document jointly issued by the Offeror and Jinke Smart Services Group Co., Ltd. (the **Company**) on 26 September 2025 relating to a mandatory general offer (the **Initial Offer**) to acquire all the issued shares (**Shares**) of the Company other than the Shares already held by the Offeror and Thematic Bridge Investment Pte. Ltd. (the **Composite Document**); and (ii) the deed of undertaking dated 24 April 2025 (the **Original Deed of Undertaking**) between the Offeror and us wherein we undertake not to and will procure the legal registered holder of the Beneficial Shares (as defined below) not to accept the Initial Offer at the offer price of HK\$6.67 per Share with respect to the Beneficial Shares. Unless otherwise specified, capitalised terms in this undertaking shall have the same meaning as defined in the Composite Document.

We, the Shareholder, understand that the Offeror intends to revise the terms and conditions of the Initial Offer (the **Revised Offer**) to, among other things, introduce an enhanced offer price at HK\$8.69 per Share (the **Enhanced Offer Price**) which is payable only if certain delisting conditions are satisfied.

1. Shareholdings

We represent and warrant to the Offeror that we are the beneficial owner of 4,290,300 ordinary shares of RMB1.00 each in the capital of the Company (the **Beneficial Shares**) and that we do not otherwise hold any beneficial interest in any relevant securities (as defined in Note 4 to Rule 22 of the Code) of the Company.

2. Undertaking not to accept the Revised Offer until funds are deposited

We undertake not to and will procure the legal registered holder of the Beneficial Shares not to accept the Revised Offer with respect to the Beneficial Shares:

(A) at the base offer price of HK\$6.67 per Share; or

(B) at the Enhanced Offer Price unless and until the Offeror has confirmed to the Shareholder that (i) funds to the amount of not less than US\$5,028,629 have been deposited in full into a designated USD account in the sole name of the Offeror with The Hongkong and Shanghai Banking

Corporation Limited with account number [REDACTED] and (ii) written consent from the Offeror's financial adviser, China International Capital Corporation Hong Kong Securities Limited, has been obtained.

3. Confidentiality Undertaking

We undertake to keep strictly confidential the possibility of the Revised Offer, its terms and conditions, and the existence and terms of this Additional Deed of Undertaking, except as required by law or regulation, or as consented to by the Offeror.

4. The Original Deed of Undertaking

Notwithstanding the execution of this Additional Deed of Undertaking, the Offeror and the Shareholder acknowledge and agree that the Original Deed of Undertaking shall remain in full force and effect and shall continue to bind the Shareholder in respect of the Initial Offer.

5. Governing law

This undertaking shall be governed by and construed in accordance with Hong Kong law and we submit to the exclusive jurisdiction of the Hong Kong courts for all purposes in connection with this undertaking.

SIGNED and DELIVERED as a DEED

Yours faithfully

SIGNED, SEALED and DELIVERED)
by Boyu Capital Opportunities Master Fund)

in the presence of:)
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[Handwritten signature]

Witness

Signature:

Name:

Title/occupation

Address:



