

# BALLAS

C A P I T A L

A subsidiary of Crosby

**STRICTLY PRIVATE & CONFIDENTIAL**

28 May 2025

The Board of Directors  
UJU Holding Limited  
28/F, Henley Building  
5 Queen's Road Central  
Central  
Hong Kong

Dear Sirs,

**UJU Holding Limited (the "Company", together with its subsidiaries, the "Group")  
Unconditional mandatory cash offer to acquire all the issued shares of the Company**

We refer to the composite document of the Company dated 28 May 2025 (the "**Composite Document**") in relation to the captioned matter. Unless otherwise defined, terms used herein shall have the same meaning as those defined in the Composite Document.

We hereby give and agree not to withdraw our consent to the issue of the Composite Document with the inclusion of our letter to the Independent Board Committee and the Independent Shareholders dated 28 May 2025 and the reference to our name, logo, qualifications and our letter in the form and context in which they respectively appear.

We hereby consent to this letter and the document above being made available for inspection and described in Appendix III to the Composite Document.

We also confirm that as at the Latest Practicable Date, (a) we were not beneficially interested in any member of the Group nor did we have the right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and (b) we did not have any direct or indirect interest in any assets which have since 31 December 2024 (being the date to which the most recent published audited consolidated financial statements of the Company were made up) been acquired or disposed of by or leased to any member of the Group, or are proposed to be acquired or disposed of by or leased to any member of the Group.

Yours faithfully,  
For and on behalf of  
Ballas Capital Limited



Alex Lau  
Managing Director

**Ballas Capital Limited**

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