

14 May 2025

UBA Investments Limited

Flat B, 16th Floor
Wah Kit Commercial Centre
300 Des Voeux Road Central
Hong Kong

Dear Sirs/Madams,

Re: UBA Investments Limited (Stock Code: 768)
(the “Company”, together with its subsidiaries, the “Group”)

- **Mandatory conditional cash offer by Upbest Securities Company Limited for and on behalf of Knight Sky Holdings Limited (the “Offeror”) to acquire all the issued shares in UBA Investments Limited (other than those already owned and/or agreed to be acquired by the Offeror and parties acting in concert with it) (the “Offer”)**
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We refer to the composite document of the Company on the captioned matters dated 14 May 2025 (the “**Composite Document**”). Capitalised terms used herein shall have the same meaning as defined in the Composite Document unless otherwise stated.

In relation to our engagement as the Independent Financial Adviser to advise the Independent Board Committee and the Independent Shareholders, we hereby give our consent and confirm that we have not withdrawn our consent to the issue of the Composite Document with the inclusion therein of our letter of advice (“**IFA Letter**”) and references to our name and logo in the form and context in which they are included.

We further confirm that, as at the Latest Practicable Date:

- (i) we did not have any shareholding in any member of the Group or 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
- (ii) we did not have any direct or indirect interest in any assets which had been, since 31 March 2024, being the date to which the latest published audited accounts of the Group were made up, acquired or disposed of by or leased to, or were proposed to be acquired or disposed of by or leased to, any member of the Group.

We also consent to a copy of this letter being made available for display on the websites of the Stock Exchange and the Company and be submitted to the Stock Exchange (if required).

Yours faithfully,

For and on behalf of
Vinco Financial Limited

A handwritten signature in blue ink, consisting of a large, stylized 'A' followed by a long horizontal stroke.

Alister Chung
Managing Director