



美 建 證 券 有 限 公 司
Upbest Securities Company Limited

上環德輔道中 300 號華傑商業中心 2 樓 2/F, Wah Kit Commercial Centre, 300 Des Voeux Road Central, Hong Kong
Tel : (852) 2545-3298 Fax : (852) 2545-9279

Date: 14 May 2025

Knight Sky Holdings Limited (the "Offeror")

Portcullis Chambers, 4th Floor Ellen Skelton Building
3076 Sir Francis Drake Highway, Road Town, Tortola
British Virgin Islands VG1110

UBA Investments Limited (the "Company")

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

Dear Sirs and Madams,

Re: Mandatory conditional cash offer (the "Offer") by Upbest Securities Company Limited for and on behalf of the Offeror to acquire all the issued shares in the Company (other than those already owned or agreed to be owned by the Offeror and parties acting in concert with it)

We refer to the composite document dated 14 May 2025 jointly issued by the Offeror and the Company in connection with the Offer (the "**Composite Document**"). Unless otherwise defined, terms used herein shall have the same meaning as those defined in the Composite Document.

We, Upbest Securities Company Limited, as the agent making the Offer for and on behalf of the Offeror, hereby give our written consents, and confirm that we have given and have not withdrawn our written consents to the issue of the Composite Document with the inclusion of the letter issued by us as set out in the section headed "Letter from the Offer Agent" in the Composite Document and references to our names, logos and qualifications in the form and context in which they respectively appear.

We also consent to this letter and documents mentioned herein being made available for public display as described in the paragraph headed "9. DOCUMENTS AVAILABLE ON DISPLAY" in Appendix IV to the Composite Document.

Yours faithfully

For and on behalf of

Upbest Securities Company Limited

Cheng Wai Ling, Annie
Director