

Dated 5 June 2026

Continental Aerospace Technologies Holding Limited (formerly known as AVIC International Holding (HK) Limited and CATIC International Holdings Limited)

and

**AVIC Innovation (HK) Group Limited
(formerly known as AVIC International (HK) Group Limited and CATIC (H.K.) Limited)**

AGREEMENT FOR SALE AND PURCHASE

in respect of

Office B on 15th Floor,

United Centre, No.95 Queensway, Hong Kong.

THIS AGREEMENT is made on the date set out in Schedule 1 between the party whose name, description and address are set out in Schedule 2 (“**Vendor**”) and the party whose name, description and address are set out in Schedule 3 (“**Purchaser**”).

IT IS AGREED THAT:

1. PROPERTY

The Vendor in the capacity set out in Schedule 2 shall sell and the Purchaser in the capacity set out in Schedule 3 subject to conditions precedent set out in clause 2 hereunder shall purchase the property described in Schedule 4 (“**Property**”) and the appurtenances thereto and all the estate, right, title, interest, property, claim and demand whatsoever of the Vendor therein and thereto (the “**Purchase**”). The Property agreed to be sold and assigned shall be (i) a legal estate insofar as the Vendor’s interest in the Property is a legal estate and (ii) an equitable interest insofar as the Vendor’s interest in the Property is an equitable interest.

2. CONDITIONS PRECEDENT

This Agreement and the Purchase are conditional upon the approval of the Purchase pursuant to this Agreement by shareholders of the Vendor at a general meeting to be convened in accordance with the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

3. CONSIDERATION

- 3.1 The purchase price for the Property is set out in Schedule 5 and shall be satisfied in manner set out in the said Schedule.
- 3.2 The Vendor will engage an independent valuer to determine the fair value of the Property prior to publication of a circular to be despatch for the purpose of convening the shareholders’ meeting referred to in Clause 2. If the valuation of the Property in the valuation report prepared by such independent valuer is higher than the purchase price for the Property set out in Schedule 5, the Vendor will re-negotiate with the Purchaser on the purchase price.
- 3.3 In respect of any money in form of cash payable under this Agreement, the Purchaser shall deliver to the Vendor, on the date on which such payment is required to be made, a cheque issued by a licensed bank in Hong Kong acceptable to the Vendor in favour of the Vendor (or as the Vendor may) direct for the relevant amount or other payment method as may be agreed by the Vendor and the Purchaser.
- 3.4 The Purchaser shall not be deemed to have discharged the obligation to make payment hereunder unless, in making such payment, the Purchaser also complies with the provisions of this clause.

4. COMPLETION

- 4.1 The Purchase shall be completed at the office of the Vendor on or before the date set out in Schedule 6 (the “**Completion Date**”). On completion, the Consideration shall be fully satisfied and the Vendor and all other necessary parties (if any) will execute a proper Assignment of the Property in favour of the Purchaser or the Purchaser’s nominee or sub-purchaser, subject as mentioned in this Agreement but otherwise free from incumbrances.
- 4.2 If the Completion Date falls on a Saturday, completion shall take place between the hours of 9:00 a.m. and 01:00 p.m. and if it falls on a weekday, completion shall take place between the hours of 9:00 a.m. and 5:00 p.m., or in each case such other time as the parties may agree.

5. POSSESSION AND APPORTIONMENT

- 5.1 Possession or receipt of rents in respect of the Property shall be retained and all outgoings in respect of the Property (including, but not limited to, rates, government rent and management fees) shall be discharged by the Vendor up to and including the Completion Date. As from but exclusive of the Completion Date, possession and/or rent shall be taken and/or received and all outgoings discharged by the Purchaser. All current rent and outgoings in respect of the Property shall, if necessary, be apportioned between the Vendor and the Purchaser and paid on completion.
- 5.2 On completion, if required by the Vendor, the Purchaser shall pay to the Vendor a sum equivalent to the aggregate of all deposits and other funds in respect of the Property which are held or retained by the manager or (as the case may be) the management committee of the incorporated owners of the building/estate (“**Building**”) of which the Property forms part under or by virtue of the relevant Deed of Mutual Covenant or other similar document affecting the Property and which are transferable to the Purchaser. On receipt by the Vendor of payment of such sum, the Vendor will deliver to the Purchaser the relevant receipts in the Vendor’s possession relating to such deposits or funds as issued by the relevant manager or management committee or notify the relevant manager or management committee of the transfer of such deposits and funds.

6. INSURANCE

- 6.1 Upon the signing of this Agreement, the Property as between the Vendor and the Purchaser, be at the Purchaser’s risk. The Purchaser should, at his own expense, take out and maintain proper insurance coverage on the Property for his own protection.
- 6.2 For the avoidance of doubt, it is hereby declared and agreed that notwithstanding any other terms and provisions in this Agreement, but without prejudice to the generality of clause 6.1, the obligation of the Purchaser to pay the Purchase Monies and complete the Purchase shall not be discharged or otherwise affected, in whole or in part, notwithstanding that prior to completion, owing to fire, earthquake or any other calamity, force majeure, or act of God, destruction of or damage to the Property, or any part thereof, or of or to other units or portions of the Building shall occur. The Vendor gives no warranty as to whether any, or any sufficient or adequate, policy of insurance exists relating to the Property or, if any

such policy exists, whether it will be renewed on expiration. The Vendor will not transfer the insurance policy (if any) on the Property or the benefit of any such policy to the Purchaser.

7. REQUISITIONS ON TITLE

- 7.1 Any requisitions in respect of title to the Property or otherwise arising out of this Agreement shall be delivered in writing to the Vendor within 7 business days from the delivery to the Purchaser of the title deeds of the Property in the possession of the Vendor by the Vendor or such later date as may be agreed by the Vendor and Purchaser.
- 7.2 If the Purchaser shall make and insist on any objection or requisition in respect of the title or conveyance or otherwise which the Vendor shall be unable or (on the ground of difficulty, delay or expense or on any other reasonable ground) unwilling to remove or comply with, the Vendor shall, notwithstanding any previous negotiation or litigation, be at liberty, on giving to the Purchaser, notice in writing to annul the sale, in which case, unless the objection or requisition shall have been, in the meantime, withdrawn, the sale shall be annulled.
- 7.3 Upon the exercise of the Vendor's right of rescission under clause 7, the Vendor shall be entitled to call upon the Purchaser to (i) sign such document and memorial for registration at the relevant Land Registry to record such rescission so as to enable the Vendor to resell the Property free from any interest or claim of the Purchaser and (ii) (if the Purchaser has not already done so) furnish to the Vendor the counterpart of this Agreement, duly stamped in accordance with the SDO (as defined in clause 13) or the counterpart of this Agreement duly endorsed by the Collector of Stamp Revenue ("**Collector**"), pursuant to the SDO.

8. ERROR OR MIS-STATEMENT

The Property is sold, and will be conveyed (if the Vendor's interest in the Property is a legal estate or if the Property is held from the Government under a Government lease) subject to the terms and conditions contained in the relevant Government lease, for the residue of the term of years under which it is held from the Hong Kong Government or (if the Vendor's interest in the Property is an equitable interest or if the Property is held from the Government under any form of Conditions or agreement for Government lease in respect of which no certificate of compliance has been issued) subject to the Conditions of Grant, Conditions of Sale, Conditions of Exchange, Conditions of Regrant, Conditions of Renewal or any other relevant form of Conditions or agreement for Government lease, absolutely, subject to the performance and observance of the Government lessee's covenants and conditions to be performed and observed thereunder (in which latter event, an equitable interest in the Property will be conveyed on completion) and, in each and any case, subject to the payment of the Government rent and the premium (if any) payable under the Government lease or (as the case may be) the relevant Conditions or agreement for Government lease and subject also to the Deed of Mutual Covenant or Deed of Covenant and the Management Agreement (if any) affecting the Property and all easements (if any) subsisting therein and with the benefit of and subject to all rights of way (if any) provided that nothing herein shall oblige the Vendor to show a good title to,

or convey, a legal estate in the Property or procure, produce or deliver to the Purchaser any certificate of compliance in respect of the Property as proof of title (whether prior to or after completion). No error, misstatement or misdescription herein or in any plan furnished or any statement in the course of negotiation leading to the contract shall annul the sale nor shall any compensation be allowed in respect thereof.

9. DOCUMENTS OF TITLE

Such of the title deeds and documents as relate exclusively to the Property will be delivered to the Purchaser. All other title deeds and documents in the possession of the Vendor will be retained by the Vendor, who will, if required, give to the Purchaser a covenant for production and delivery of copies and for safe custody thereof to be prepared by and at the expense of the Purchaser.

10. VENDOR TO SHOW TITLE

- 10.1 The Vendor shall prove and give title to the Property in accordance with Section 13 of the Conveyancing and Property Ordinance, Cap.219 (“CPO”) and shall, at the Vendor’s own expense but subject to clause 9 and clauses 10.2 and 10.3, furnish to the Purchaser such certified or attested copies of any deeds or documents of title, wills and matters of public record (except those documents which are available for inspection at the Companies Registry) as may be necessary to prove such title in accordance with Section 13 of the CPO.
- 10.2 The costs of verifying the title by inspection and examination, including search fees, shall be borne by the Purchaser. If the Purchaser requires copies or certified copies of any documents in the Vendor’s possession relating to other property as well as to the Property, the Purchaser shall pay the costs of such copies or certified copies.
- 10.3 Notwithstanding anything to the contrary herein contained, it is agreed that for the purpose of proving the Vendor’s title to the Property, delivery to the Purchaser of photocopies or microfilm copies of the relevant title deeds and documents shall be sufficient provided that the Vendor gives an undertaking to the Purchaser to furnish originals or certified copies of the relevant title deeds and documents (as the case may be) within reasonable time. For the avoidance of doubt, it is agreed that any failure of the Vendor to furnish any original or certified copies of the relevant title deeds and documents to the Purchaser on or before completion shall not itself be a ground for delay of completion by the Purchaser or be treated as, or constitute, a default or failure on the part of the Vendor to complete the Purchase in accordance with the terms of this Agreement.

11. PURCHASER’S DFFAULT

- 11.1 If due to any cause whatsoever (other than the default of the Vendor and except as provided in clause 7) the Purchaser fails to complete the Purchase in accordance with the terms and conditions of this Agreement, the Vendor shall be entitled forthwith to (without tendering an assignment to the Purchaser) determine the sale by giving written notice of determination to the Purchaser.

- 11.2 Upon the Vendor's exercise of its right of determination hereunder, the Vendor shall thereupon be entitled to re-enter upon the Property and re-possess the same and, if possession shall have been given to the Purchaser and, in any case, free from any right or interest of the Purchaser therein, and the Vendor shall be entitled to re-sell the Property and/or (if my) the Chattels, or any part thereof, in such manner as the Vendor deems fit, whether by public auction or private contract or otherwise howsoever, on such terms and subject to any stipulation the Vendor may think fit.
- 11.3 On the exercise of the Vendor's right of determination hereunder, the Vendor shall have the right, if this Agreement shall have been registered in the Land Registry/relevant New Territories Land Registry, to register at the relevant Land Registry a memorandum signed by the Vendor alone to determine the sale of the Property. Upon the registration at the relevant Land Registry of such a memorandum signed by the Vendor, the registration of this Agreement shall, ipso facto, be vacated and the Purchaser shall be conclusively deemed to have been divested of any interest he may have in relation to the Property and or otherwise under this Agreement. Any third party dealing with the Vendor shall not be concerned to enquire if the determination is rightful or not, or whether any event has occurred entitling the Vendor to exercise its right to determine. Any wrongful act or default on the part of the Vendor shall entitle the Purchaser to a claim for damages only against the Vendor, but not further or otherwise.

12. DEFAULT OF VENDOR

If the Vendor fails to complete the sale in accordance with the terms of this Agreement, it shall not be necessary for the Purchaser to tender an Assignment to the Vendor for execution before taking proceedings to enforce specific performance of this Agreement.

13. STAMP DUTY, ETC.

- 13.1 All stamp duty and registration fees payable on this Agreement (if any) and the Assignment shall be paid by the Vendor and the Purchaser in equal share.
- 13.2 Without prejudice to the generality of clause 13.1, the Purchaser hereby warrants, represents and undertakes to the Vendor that, unless the Purchaser has, at its own cost and expense, procured the Collector's endorsement of deferment of payment of stamp duty on this Agreement in accordance with the Stamp Duty Ordinance, Cap.117 ("SDO"), the Purchaser shall, at his own cost and expense, duly stamp and cause to be duly stamped this Agreement in accordance with the SDO and shall duly pay all and any stamp duty as may be assessed to be payable on this Agreement by the Collector. The Purchaser shall indemnify and keep the Vendor indemnified from and against all and any costs, expenses, claims, losses and damages at any time incurred, suffered or sustained by the Vendor arising from or incidental to any of the Purchaser's breach of the warranty, representation and undertaking herein contained.
- 13.3 The parties hereby declare that no date other than the date of this Agreement and the date of the subsequent Assignment pursuant hereto (which respective dates

will be filled in the Questionnaire Form I.R.S.D.26 for stamping purpose) maybe claimed as the relevant dates for valuation of the Property under the SDO.

13.4 For the purpose of this clause, the expression "this Agreement" includes, where applicable, any preceding agreement for sale which may be or is stampable under the SDO.

13.5 For the avoidance of doubt, the provisions of this clause shall survive completion of the Purchase hereby effected.

14. POSSESSION

14.1 The Property is being occupied by the Vendor.

14.2 The Purchaser agrees to take the Property at Completion subject to the continuing possession by the Vendor, and the Purchaser and the Vendor will enter into a tenancy agreement relating to the continuing possession by the Vendor after Completion.

15. TIME OF ESSENCE

Time shall, in every respect, be of the essence of this Agreement.

16. NOTICE OF RESUMPTION

16.1 The Vendor hereby declares that he has not received, nor has any knowledge of, any notice under any of the provisions of the Lands Resumption Ordinance, Cap.124, the Railways Ordinance, Cap.519 or the Mass Transit Railway (Land Resumption and Related Provisions) Ordinance, Cap.276 or under any similar legislation or of any other form of notice of similar nature in relation to the Property and has no knowledge whatsoever whether the Property may be adversely affected by any layout plans (draft or approved) under the Town Planning Ordinance, Cap.131 or any schemes under the Railways Ordinance. The Purchaser should satisfy himself by instructing his own architect or surveyor to ascertain whether the Property is or may be affected by any draft or approved lay out plan or map drawn under the Town Planning Ordinance or any schemes under the Railways Ordinance or by any provision of the Lands Resumption Ordinance, the Railways Ordinance or that of the Mass Transit Railway (Land Resumption and Related Provisions) Ordinance or any of them or other relevant Ordinances or notices.

16.2 If a notice of resumption or creation of easement or otherwise affecting the Property is published in the gazette or served at any time prior to completion, the Purchaser may, by notice in writing to the Vendor, rescind this Agreement, in which event, any sum already paid hereunder shall be returned by the Vendor to the Purchaser in full but without any compensation, interest or costs. In the event of the Vendor not having received such notice of rescission from the Purchaser prior to completion, the Purchaser shall be deemed to have agreed to purchase with full knowledge that the Property is affected as aforesaid.

17. DEMOLITION OR REINSTATEMENT

The Vendor hereby warrants and declares that the Vendor has not received, and is not aware of there being, any notice from any Government, management or other competent authority requiring the Vendor to demolish, repair, reinstate or carry out any work in relation to any part of the Property. If any such notice has been served prior to the date hereof, the expenses for such demolition, repair or reinstatement shall be borne by the Vendor.

18. REPAIR TO COMMON PARTS

The Vendor hereby further declares that the Vendor has not received, and is not aware of there being, any notice from any Government, management or other competent authority requiring the Vendor as one of the co-owners of the Building to effect any repair works in relation to any common part of the Building. If it should be discovered that any notice for repair works to any common part of the Building has been served prior to the date hereof, the expenses for such repair works shall be borne by the Vendor.

19. PROPERTY SOLD ON "AS IS" BASIS

19.1 The Purchaser has inspected the Property and is satisfied with the condition of the Property in all respects. The Purchaser agrees to purchase the Property on the basis of his own inspection and judgement and agrees to take the Property on an "as is" basis. The expression "as is" condition or basis means the condition the Property and (if any) the Chattels are or will be in as at the Completion Date.

19.2 No warranty or representation whatsoever is given in respect of or in relation to the Property or in relation to the Purchase contemplated under this Agreement. In particular, but without prejudice to the generality of the foregoing, no warranty or representation is given by or on behalf of the Vendor as to the permitted user, state, condition, composition, nature, fitness and manner of construction, building or installation of, in and to the Property or as to the legality of the Property and any part thereof, or of any addition, structure, installation or building work therein or thereto or affecting it or as to whether the construction of the Building or the Property or of any part thereof or of any installation or structure affecting the same complies with approved building plans. The Purchaser agrees not to, and hereby waives any right to, raise any requisitions as regards any of the foregoing matters.

20. INSPECTION OF PROPERTY

After the signing of this Agreement and before completion, the Purchaser shall have the right to inspect the Property once during reasonable hours and subject to prior appointment with the Vendor.

21. DEFINITION AND INTERPRETATION

21.1 In this Agreement (if the context permits or requires), words importing the singular number shall include the plural number and vice versa; words importing the masculine or feminine or neuter gender include the others and words importing persons include corporations.

- 21.2 In this Agreement, unless the context otherwise requires, the expression “Vendor” and/or “Purchaser”, wherever used, shall (if the context so permits or requires) in the case of an individual, include the person specifically named and his executors, administrators and assigns; in the case of a company or corporation, include the company or corporation specifically named and its successors and assigns; in the case of persons holding as tenants in common, include the persons specifically named and any of them and their respective executors, administrators and assigns; and in the case of persons holding as joint tenants, include the persons specifically named and the survivors or survivor of them and the executors and administrators of such survivor, his or their assigns.
- 21.3 In this Agreement (if the context permits or requires), the word “day” means calendar day PROVIDED that when any of the dates stipulated for payment herein, or the Completion Date, shall fall on a day which is not a business day (defined as a day on which the Stock Exchange is opened for trading of shares) or shall fall on a day on which typhoon signal No.8 or above is hoisted or the black rainstorm warning is issued in Hong Kong at any time between the hours of 9:00 a.m. and 5:00 p.m., such date or dates for payment or the Completion Date (as the case may be) shall automatically be postponed to the next business day on which typhoon signal No.8 or above is not so hoisted or (as the case may be) the black rainstorm warning is not issued as aforesaid.
- 21.4 Where two or more persons are included in the expression “Vendor” and/or “Purchaser”, all agreements, covenants, conditions and obligations hereunder of that party shall be deemed to be made or given by such persons jointly and severally.
- 21.5 Clause headings used in this Agreement are intended for convenience of reference only and do not form part of this Agreement, nor shall they be taken into account in the construction or interpretation of any provisions of this Agreement.
- 21.6 The schedules to this Agreement form part and parcel of this Agreement. The provisions contained in the schedules form part of the terms and conditions of this Agreement. Any reference in this Agreement to any schedules means, unless indicated otherwise, the relevant schedule to this Agreement.
- 21.7 Any reference in this Agreement to any clauses means, unless otherwise indicated, the relevant clauses of this Agreement.

22. FULL AGREEMENT

- 22.1 This Agreement sets out the full agreement between the parties hereto and supersedes any other commitments, agreements, warranties or understandings, written or verbal, that the parties hereto may have had with respect to the subject matter of this Agreement.
- 22.2 The Purchaser hereby acknowledges that in entering into the transaction contemplated under this Agreement, the Purchaser has not relied, and will not rely, on any representation or warranty given by or on behalf of the Vendor, other than those representation and warranty herein expressly set out.

23. NOTICES

Any notice required to be served on the Purchaser shall be validly given, if in writing and addressed to the Purchaser and delivered at or sent by prepaid post to the address specified herein of the Purchaser or such other address as may from time to time be notified in writing to the Vendor or to the address of the Purchaser (as the case may be). A notice sent by prepaid post shall be deemed to have been received on the day following the posting thereof and, if more than one person is named herein as Purchaser, service on any of them shall be good service on all. Any notice required to be served on the Vendor shall be validly given if in writing and addressed to the Vendor and delivered at or sent to the Vendor at his address specified herein or the address of the Vendor.

24. LANDS TRIBUNAL ORDER

The Vendor hereby declares that the Property is not and does not form part of the subject matter of any order for possession granted or deemed to have been granted by the Lands Tribunal under Section 53(2)(b) or (c) or Section 53(7F) of the Landlord and Tenant (Consolidation) Ordinance or of any application to the Lands Tribunal for the grant of a new tenancy which has been successfully or deemed to have been successfully opposed under Section 119E(l)(b) or (c) or Section 119H(7) of the said Ordinance, within a period of twenty-four months immediately preceding the signing of this Agreement.

25. DETAILS AND PARTICULARS FOR STAMPING PURPOSE

- 25.1 The details and particulars contained in Schedule 7 are specified for the purpose of Section 29B(1) of the SDO.
- 25.2 To the best knowledge and belief of the parties hereto, the details and particulars specified in Schedule 7 are correct and such details and particulars are specified solely for the purpose of complying with Section 29B(1) of the SDO. Without prejudice to the generality of clause 19, no warranty or representation is or is deemed to be given by the Vendor as to any matters referred to in Schedule 7 and the Purchaser is hereby advised to make such investigation and enquiry as he sees fit.

26. THIRD PARTY INTEREST

The Vendor hereby declares and confirms that no third party (whether related or otherwise) has any right or interest whatsoever, whether legal or equitable, in the Property. The Vendor further hereby declares and confirms that the Vendor has the absolute right and title to the Property and the Property was purchased with the Vendor's own monies and any mortgage loan in connection with the Vendor's acquisition of the Property was repaid by the Vendor with the Vendor's own monies. In the event of any valid claim to the Property, whether legal or equitable, on or before completion by any third party who has not given consent to the sale by the Vendor of the Property, the Vendor shall forthwith refund to the Purchaser all money paid by the Purchaser under this Agreement, but without prejudice to the Purchaser's right to claim against the Vendor for all losses and damages sustained by the Purchaser by reason of the Vendor's failure and/or inability to

complete the sale in accordance with the terms hereof and it shall not be necessary, in the case of any third party claim before completion, for the Purchaser to tender an Assignment to the Vendor for execution, unless the said third party claim has been settled before completion.

27. CERTIFICATE OF VALUE

It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds HK\$69,500,000.

SCHEDULE 1

Date of this Agreement: 5 June 2026

SCHEDULE 2

Particulars of Vendor

Name: Continental Aerospace Technologies Holding Limited (大陸航空科技控股有限公司) (formerly known as AVIC International Holding (HK) Limited (中國航空工業國際控股(香港)有限公司) and CATIC International Holdings Limited)

Address: Unit B, 15th Floor, United Centre, 95 Queensway, Hong Kong

Business Registration Number: 15178004

Capacity of Vendor: As Sole Owner

SCHEDULE 3

Particulars of Purchaser

Name: AVIC Innovation (HK) Group Limited (中航科創(香港)集團有限公司) (formerly known as AVIC International (HK) Group Limited (中航國際(香港)集團有限公司) and CATIC (H.K.) Limited (中國航空技術進出口(香港)有限公司))

Address: Unit B1, 15th Floor, United Centre, 95 Queensway, Admiralty, Hong Kong

Business Registration Number: 11283110

Capacity of Purchaser: As Beneficial Owner

SCHEDULE 4

Description of Property

ALL THOSE 427/74554th parts or shares of and in ALL THAT piece or parcel of ground registered in the Land Registry as INLAND LOT NO.8469 and of and in the building thereon known at the date hereof as “UNITED CENTRE (統一中心)” No.95 Queensway, Hong Kong (“the Building”) TOGETHER with the full and exclusive right and privilege to hold use occupy and enjoy ALL THAT OFFICE UNIT NO.B on the FIFTEENTH FLOOR of the Building as more particularly shown and delineated on the Plan annexed to an Assignment registered in the Land Registry by Memorial No.2107072 and thereon coloured Pink.

SCHEDULE 5

Payment terms

The purchase price mentioned in clause 2 of this Agreement is HK\$69,500,000 which shall be paid and satisfied by the Purchaser to the Vendor by payment in cash (the “**Purchase Monies**”).

The Purchase Monies shall be paid into the following account:

Account: 861512125528 (Special Dividend Account)
Account Name: Continental Aerospace Technologies Holding Limited
Name of the Bank: Industrial and Commercial Bank of China (Asia) Limited
Address of the Bank: 33/F, ICBC Tower, 3rd Garden Road, Central, Hong Kong

SCHEDULE 6

The Completion Date referred to in clause 3 of this Agreement is the first business day after the condition precedent has been fulfilled, or such later date as mutually agreed by the Vendor and the Purchaser in writing.

SCHEDULE 7

Particulars for stamping purposes

The following details and particulars are specified for the purpose of Section 29B(1) of the SDO:

- (a) The Property constitutes non-residential property within the meaning of Section 29A(1) of the SDO.
- (b) The completion date set out in Schedule 6 shall be the date of the subsequent Assignment or conveyance on sale of the Property pursuant to this Agreement.
- (c) The purchase price set out in Schedule 5 shall be the agreed consideration for the subsequent Assignment or conveyance on sale of the Property pursuant to this Agreement.
- (d) This Agreement constitutes the first and only agreement made between the parties hereto in respect of the Property.
- (e) The amount or value of any other consideration (if any) which each person executing this Agreement knows has been paid or given, or has been agreed to be paid or given, to any person for or in connection with this Agreement or the subsequent Assignment of the Property (excluding legal expenses) and the name, address and the identification number or business registration number of each person receiving or to receive such consideration, and the description of the benefit to which the consideration relates are set out as follows:

Name of recipient/intended recipient: Nil

Address: Nil

Hong Kong Identity Card Number(s)/Business Registration Number: Nil

Particulars of consideration received or receivable and the benefit to which the consideration relates: Nil

SCHEDULE 8

Additional terms

1. This Agreement and the Purchase shall subject to the approval by AVIC Innovation Holding Limited.
2. The Vendor hereby warrants and declares that the Vendor has not received, and is not aware of there being, any notice from any Government, management or any other competent authorities requiring the Vendor to repair, demolish, reinstate, or carry out any building works in relation to, any part of the Property. If it should be discovered that any such notice existed prior to the date of this Agreement, or if any such notice shall be served before or on the date for completion, the expenses for any such repair, demolition, re-instatement or building works shall be borne by the Vendor and the Purchaser shall have the option to rescind this Agreement whereupon any sum already paid hereunder shall be returned to the Purchaser by the Vendor in full, but without prejudice to any claim the Purchaser may have against the Vendor for interest, costs and damages. The Vendor undertakes to forthwith notify the Purchaser upon the Vendor receiving or becoming aware of any such notices.
3. The Vendor hereby further declares that the Vendor has not received, and is not aware of there being, any notice from any Government, management or any other competent authorities requiring the Vendor, as one of the co-owners of the building or the estate of which the Property forms part, to effect any repair, reinstatement or any building works in relation to any common part of the said building or the said estate. If it should be discovered that any such notice existed prior to the date hereof or if any such notice shall be served before or on the date of completion, the expenses for such repair, reinstatement or building works shall be borne by the Vendor. The Vendor undertakes to forthwith notify the Purchaser upon the Vendor receiving or becoming aware of any such notices. For the avoidance of doubt, this clause shall survive completion.
4. If the Vendor fails to complete the sale in accordance with the terms hereof, it shall not be necessary for the Purchaser to tender an Assignment to the Vendor for execution before taking proceedings to enforce specific performance of this Agreement and the Purchaser shall be entitled to the immediate refund of all moneys paid to the Vendor under, or in respect of the subject matter, of this Agreement but without prejudice to any claim of the Purchaser against the Vendor for interest, costs and damages.
5. Nothing in this Agreement contained shall be construed so as to prevent the Vendor or the Purchaser from bringing an action for obtaining a decree for specific performance either in lieu of or in addition to interest, costs and damages.

IN WITNESS the parties hereto have duly executed this Agreement on the date mentioned in Schedule 1.

SIGNED by Zhang Zhibiao)

the Vendor)

in the presence of:)
Song Tiantian)

For and on behalf of
Continental Aerospace Technologies Holding Limited
大陸航空科技控股有限公司

Authorized Signature(s)

SIGNED by Zhang Zhibiao)

the Purchaser)

in the presence of:)
Xu Fuzhao)

For and on behalf of
AVIC INNOVATION (HK) GROUP LIMITED
中航科創(香港)集團有限公司

Authorized Signature(s)

INTERPRETED to the Vendor by:

INTERPRETED to the Purchaser by:

Dated 5 June 2026

**AGREEMENT
FOR
SALE AND PURCHASE**
