

**THIS SUPPLEMENTAL DEED OF COVENANTS AND UNDERTAKING is
dated 3 January 2024**

BETWEEN

- 1. MAJOR HOLDINGS LIMITED**, a company incorporated in the Cayman Islands with limited liability whose registered office is situated at Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands and whose principal place of business in Hong Kong is at Suite 1507, Tower 2, Silvercord, 30 Canton Road, Tsim Sha Tsui, Kowloon, Hong Kong (the “**Company**”); and
- 2. SILVER TYCOON LIMITED**, a limited liability company incorporated in the British Virgin Islands whose registered officer is situated at Trident Chambers, P.O.Box 146, Road Town, Tortola VG1110, British Virgin Islands (the “**Silver Tycoon**”).

BACKGROUND

Unless the context otherwise requires, capitalised terms used in this deed shall have the same meanings as defined in the announcement of the Company dated 14 December 2023.

The Company and Silver Tycoon had executed a deed of covenants and undertaking dated 14 December 2023 (“**Original Deed**”).

The Company and Silver Tycoon have agreed to supplement certain clause of the Original Deed in this supplemental deed of covenants and undertaking (“**Supplemental Deed**”).

THIS SUPPLEMENTAL DEED WITNESSES AND IT IS HEREBY AGREED as follows:

1. Interpretation

In this Supplemental Deed, unless the context otherwise requires, all expressions in the Original Deed shall have the same meaning herein.

2. Supplement

Clause 1(iv) shall be inserted to the Original Deed as follow;

“will, subject to compliance with the Takeovers Code, take all appropriate steps including but not limited to the engagement of a placing agent to procure subscribers (who are Independent Third Parties) to subscribe for the Shares which would otherwise be required to be taken up by Silver Tycoon under the Underwriting Agreement in order to restore the minimum public float requirement of the Company in compliance with Rule 8.08(1)(a) of the Listing Rules, if the subscription for the Unsubscribed Shares by the Silver Tycoon pursuant to the Underwriting Agreement will result in insufficient public float of the Company within the meaning of the Listing Rules”; and

3. Full Force and Effect

Save as supplemented by the terms of this Supplemental Deed, all other provisions of the Original Deed remain unchanged and shall continue in full force and effect in accordance with the terms of the Original Deed and shall continue to be binding on the Company and Silver Tycoon.

4. General

The terms of this deed shall be governed by and construed in accordance with the laws of Hong Kong. Parties to this deed irrevocably submit to the non-exclusive jurisdiction of the courts of Hong Kong.

[The remainder of this page is intentionally left blank]

IN WITNESS whereof this Supplemental Deed has been executed the day and year first above written.

SEALED with the Common Seal of)
Major Holdings Limited)
And SIGNED by its two directors duly)
authorized by the resolution of the)
Board of Director)
in the presence of:-)


SIN CHI KEUNG



Name: Cheung Chun To

Title: Director

X  X

Name: Yue Kwai Wa Ken

Title: Independent Non-executive Director



SIGNED SEALED and DELIVERED)
by Silver Tycoon Limited)
in the presence of:-)


SIN CHI KEUNG



Name: Cheung Chun To

Title: Director