

To: China Castson 81 Finance Company Limited (the “**Company**”)
Flat 18, 9/F.
Focal Industrial Centre
Block B
21 Man Lok street
Hung Hom, Kowloon

Hong Kong
19 December 2025

Dear Sirs,

Irrevocable Undertaking

Proposed rights issue in the share capital of China Castson 81 Finance Company Limited (the “Company”) on the basis of five (5) rights share (“Rights Share”) for every two (2) existing shares of the Company held on 12 February 2026 (or such other date as maybe agreed between the Company and us) (the “Record Date”) payable in full on acceptance (the “Rights Issue”)

Reference is made to the proposed Rights Issue.

As at the date hereof, I, the undersigned, am the ultimate beneficial owner of Goodchamp Holdings Limited (“**Goodchamp**”), holding its entire equity interest. Goodchamp is directly interested in an aggregate of 35,305,770 shares of the Company (the “**Existing Shares**”), free from all liens, charges, encumbrances and third party rights, interests or claims of any nature whatsoever (“**Encumbrances**”). I hereby irrevocably confirm, undertake, warrant and agree with the Company that:

1. I will procure Goodchamp to subscribe for 88,264,425 Rights Shares which comprise the full acceptance of its provisional entitlement in respect of the Existing Shares;
2. I will not, and will procure Goodchamp not to, dispose of any of the Existing Shares comprising the current shareholding in the Company owned by us and such Existing Shares will remain wholly and beneficially owned by us up to and including the Record Date;
3. I will procure Goodchamp to lodge the acceptance of the 88,264,425 Rights Shares, which will be the number of Rights Shares provisionally allotted to it nil-paid under the Rights Issue, with Tricor Investor Services Limited, the Company’s Hong Kong branch share registrar and transfer office, with payment in full therefor, by no later than 4 March 2026 or such later time or date as may be agreed between the Company and us in writing, being the latest time for acceptance of, and payment for, the Rights Shares or otherwise in accordance with the instructions set out in the prospectus and ancillary documents in connection with the Rights Issue;
4. in the event that we should fail to comply with the undertakings given in paragraph 3 above, without prejudice to any other rights or remedies available to the Company, we hereby irrevocably and unconditionally authorise the Company to:-

- (a) treat this letter as an application by Goodchamp for all the Rights Shares offered to it;
- (b) allocate and procure the issue of the same to it; and
- (c) procure the registration of the same in its name,

and I hereby irrevocably undertake that I shall forthwith make, or procure Goodchamp to make, full payment for all such Rights Shares;

5. I shall not, during the period from the date hereof to (and including) the Record Date, transfer or otherwise dispose of (including without limitation the agreement to dispose of, or the creation of any option or derivative, or the creation of any Encumbrances over or in respect of) the Existing Shares or acquire any shares of the Company or any interests therein (except by taking up the Rights Shares provisionally allotted to us under the Rights Issue or acquiring nil-paid Right Shares pursuant to this letter or the underwriting agreement) unless with the prior written consent of the Company;
6. I consent to: (i) the particulars of this letter and of my current shareholdings in the Company to be included in any announcement, circular or prospectus of the Company relating to the Rights Issue and the prospectus documents; and (ii) this letter being made available for inspection by members of the public, whenever the Company is required as such pursuant to The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited or other statutory or regulatory requirements to which the Company is subject; and
7. this letter shall be binding upon and enure for the benefit of each of my successors.

My undertakings contained in this letter shall take effect from the date hereof and will remain in full force and effect until the completion of the Rights Issue.

The terms of this letter are governed by and shall be construed in accordance with the laws of the Hong Kong Special Administrative Region of the People's Republic of China (“**Hong Kong**”). We hereby irrevocably submit to the non-exclusive jurisdiction of the courts of Hong Kong.

In witness whereof this letter has been executed by me as a Deed the day and year first above mentioned.

EXECUTED and DELIVERED as a DEED
by **LAM MAN CHAN**

in the presence of **CHENG SUK FUN**



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