

THIS POWER OF ATTORNEY is made the 11th day of May Two Thousand and Twenty One

by me, CHAN KI CHUN (陳 麒 竣) (Holder of Hong Kong Identity Card No.Y051469(A)) of Flat G, 22nd Floor, Tower 2, One East Coast, No.1 Lei Yue Mun Path, Kowloon, Hong Kong.

WHEREAS

1. I am the registered owner of ALL THOSE 193 equal undivided 257,115th parts or shares of and in ALL THAT piece or parcel of land registered in the Land Registry as YAU TONG INLAND LOT NO.42 And of and in the messuages erections and buildings thereon now known as “ONE EAST COAST (海 傲 灣)” (“the Development”) TOGETHER with the sole and exclusive right and privilege to hold use occupy and enjoy ALL THAT FLAT G on the 22ND FLOOR of TOWER 2 of the Development, No.1 Lei Yue Mun Path, Kowloon, Hong Kong (“the said premises”).
2. I desire to appoint an Attorney to manage and deal with all my interest in the said premises in my name and on my behalf in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH that I hereby appoint, MAK YI MEI (麥 意 微) (Holder of Hong Kong Identity Card No.G508691(3)) of Flat G, 22nd Floor, Tower 2, One East Coast, No.1 Lei Yue Mun Path, Kowloon, Hong Kong (hereinafter called “the Attorney”) to be my true and lawful Attorney in my name and on my behalf or in the name of the Attorney to act for me in every respect as fully and effectually as I could act in person concerning the said premises which I place in the unfettered control and discretion of the Attorney with authority to bind in relation thereto in any manner whatsoever including (but without prejudice to the generality of the foregoing authority) the following powers namely :-

1. To enter into and carry through all transactions whatsoever with any buyer(s), agent(s), government and local authority(ies), corporation(s), company(ies), firm(s), individual(s) and others as fully and effectually as I could do personally.
2. To sell, convey, assign or otherwise dispose of the said premises and to give valid receipt(s) for all moneys paid to me arising from such sale(s), conveyance(s) and

assignment(s).

3. To deal with any mortgage(s), charge(s) or loan(s) for the time being affecting the said premises in such manner as the Attorney shall think fit and in particular to pay off, reduce, consolidate, give additional or substituted security for or procure transfers of same and to raise the rate of interest thereon or otherwise alter the term(s) thereof and to secure reassignment(s) thereof.

4. To let rent out or lease to any person or persons the said premises or any part thereof at such rent for such period or periods and subject to such condition(s) as the Attorney shall think fit and such person or persons to let into possession and to accept surrender(s) of tenancy(ies) and leases and to give valid receipt(s) for all moneys paid to me arising from such tenancy(ies), lease(s) and surrender(s) of lease(s).

5. To demand sue for and receive all rents, arrears of rent and sums of money now due owing and payable or at any time hereafter to become due owing and payable by any tenant or tenants or occupier or occupiers in respect of the said premises or any part thereof in any manner whatsoever.

6. On payment of such rents arrears of rent and sums of money or of any part thereof to give good and effectual receipt(s) and discharge(s) for the same and also to settle pay and allow all claim(s) on account of repair(s) or other lawful deduction(s).

7. On non-payment of such rents arrears of rent or sums of moneys or of any part thereof to enter into and upon the said premises or any part thereof and to make or cause to be made one or more distress or distresses and to sell any of the goods and chattels or other effects or things whatsoever distrained in the manner allowed by law for the purposes of compelling payment of or in satisfaction of such rents arrears of rent sums of moneys or of any part thereof and all costs and expenses of such distress or distresses.

8. To sign and give notice(s) to tenant(s) and occupier(s) of the said premises or any part thereof to quit the said premises as and when the Attorney shall think fit.

9. To enter into the said premises or any part thereof and to view the state and defect(s) or repair thereof and forthwith to give proper notice(s) and direction(s) to the tenant(s) or occupier(s) for the repair of the same.

10. To repair or improve the said premises or any part thereof.
11. To pay all taxes rates charges expenses and other outgoings whatsoever from time to time payable by or chargeable upon me for or on account of the said premises and to insure the said premises against loss or damage by fire and pay the insurance premium(s).
12. To receive from the proper authority(ies) in Hong Kong or any person(s) firm(s) or company(ies) any sum or sums of moneys by way of refund of rate(s) tax(es) or deposit(s) returnable in respect of the said premises or any part thereof and to sign and give good receipt(s) or discharge(s) therefor and in this connection to draw sign and endorse cheque or cheques.
13. To commence, carry on or discontinue all action(s) or other proceeding(s) touching the said premises or any part thereof or touching anything in which my premises may be in anywise concerned.
14. For all or any of the purposes of this deed to engage Counsel(s), Solicitor(s), Architect(s), Contractor(s) or other person(s) on such term(s) and condition(s) and at such remuneration(s) as the Attorney shall think fit.
15. To enter into agreements in connections with the said premises and to sign seal and deliver all deeds and documents as the Attorney shall see fit.
16. To settle, compromise or submit to arbitration all account(s) claim(s) and dispute(s) between me and others in respect of the said premises.
17. For all or any of the purpose of these presents to enter into and sign seal execute and perfect and as my act and deed to deliver all contract(s) instrument(s) assignment(s) conveyance(s) mortgage(s) and all deed(s) and document(s) of every description whatsoever.
18. To appoint and remove at pleasure and substitute(s) or agent(s) under the Attorney in respect of all or any of the matters herein upon such term(s) as the Attorney shall think fit.
19. To concur in doing any of the act and things herein mentioned in conjunction with any person or persons interested in the said premises.

AND I hereby agree to ratify and confirm whatsoever the Attorney or any substitute or substitutes or agent or agents appointed by them shall lawfully do or cause to be done by virtue of this deed.

IN WITNESS whereof I have hereunto set my hand and seal the day and year first above written.

SIGNED SEALED AND DELIVERED)
)
by the said CHAN KI CHUN (Holder of)
)
Hong Kong Identity Card No.Y051469(A)))
)
in the presence of :-)



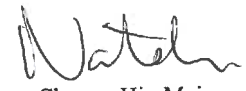
LUI HO
Clerk to Messrs. Henry Chiu & Partners
Solicitors, Hong Kong SAR

I hereby verify the signature of
LUI HO

INTERPRETED by :-



LUI HO
Clerk to Messrs. Henry Chiu & Partners
Solicitors, Hong Kong SAR



Cheung Hiu Mei
Solicitor Hong Kong SAR
Messrs Henry Chiu & Partners

The specimen signature of Mak Yi Mei :-



Dated the 11th day of May 2021

CHAN KI CHUN

and

MAK YI MEI

POWER OF ATTORNEY

HENRY CHIU & PARTNERS,
Solicitors,
11th Floor, O. T. B. Building,
Nos.259-265 Des Voeux Road Central,
Hong Kong.
Ref : CON/MC/LAU/16813265(V)