

Our Reference: UPHL032023

12th May 2023

Private & Confidential

Universe Printing Holdings Limited
Office F 12/F
Legend Tower
No. 7 Shing Yip Street
Kwun Tong
Kowloon Hong Kong

Attention: Mr. Lam

Dear Sirs,

Re : Hire Purchase Facility of HKD16,830,000.00

We have pleasure to advise our approval of an equipment hire purchase facility on major terms and conditions as listed below, subject to contract:

- Hirer : Universe Printing Holdings Limited
- Owner : The Bank of East Asia, Limited ("BEA")
- Maximum Facility Amount : HKD16,830,000.00
- Financing Ratio : Maximum 90% of EMV of Machine.
- Goods : A series of Brand New Digital Press
(Subject to final sales contracts and valuation)
- Insurance : Fire Insurance coverage shall be arranged on the Goods with the interest of The Bank of East Asia, Limited noted as hire purchase owner in the insurance policy. The insurance is required to be arranged through the insurance company approved by us and the original copy of the insurance policy together with the relevant premium receipt are to be kept by us. All costs and expenses in relation thereto shall be borne by the Hirer in full.
- Period of Hire : 60 months

Interest Rate	: Interest on the Hire Purchase Facility will be charged at the One month Hibor + 2.50% p.a.
Guarantor	: Corporate guarantee for limited amount (HK\$16,830,000.00) to be provided by Universe Printshop Holdings Limited
Arrangement Fee	: HKD10,000.00
Default Interest	: 5% p.a. over the contractual interest rate of the facility on each overdue instalment
Purchase Option	: At the expiry of the hiring period, an option fee of HKD500.00 per agreement should be pay.
Early Termination Fee	: 1 st year: 3% of early prepayment amount (minimum: HK\$500,000.00) 2 nd year: 2% of early prepayment amount (minimum: HK\$500,000.00) 3 rd year: 1% of early prepayment amount (minimum: HK\$500,000.00) 4 th year: NIL

For the avoidance of doubt, the hire purchase facility shall be subject to the terms and conditions as provided in the hire purchase agreements to be enter into between your Corporation and this Bank. The said facility shall remain available by 11th September 2023. Notwithstanding the foregoing, BEA shall reserve the customary right of withdrawing the availability of the facility or any undrawn balance thereof any time at its absolute discretion.

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We hope that you will make active use of the Facility and we assure you of our best services at all times.

Should you have any query or require any further information in this connection, please do not hesitate to contact our Ms. Sylvie Kung on 3608 1230.

Yours faithfully,
For and on behalf of
The Bank of East Asia, Limited



Lee Ka Lai Kelly
Senior Mortgage & Loans
Operations Officer



Yip Wai Man Susan
Mortgage & Loans
Operations Manager

Lending Operations Department
Operations Division

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The Hirer

We hereby agree to be bound by and accept all the terms and conditions of this letter and all our obligations and liabilities under all relevant security document(s).

For and on behalf of
Universe Printing Holdings Limited



[with company chop and authorized signature(s)]
BR No.: 64510047

In the presence of



Name: SO HANG FUNG
Date: 6/9/2023

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The Guarantor(s)

I/We hereby acknowledge and accept all the terms and conditions of this facility letter and confirm that all the terms and conditions of and my/our obligations and liabilities under all relevant security document(s).

For and on behalf of
Universe Printshop Holdings Limited



[with company chop and authorized signature(s)]
BR No: 67792676

In the presence of

Name: JO HANG FUNG
Date: 6/9/2023

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