

DEED OF IRREVOCABLE UNDERTAKING

Strictly Private & Confidential

EXECUTED BY:

Mythe Group Holdings Company Limited

IN FAVOUR OF:

Chong Fai Jewellery Group Holdings Company Limited
(創輝珠寶集團控股有限公司) (the "Company")

Date: 25 June 2024

Dear Sirs,

Company: Chong Fai Jewellery Group Holdings Company Limited (創輝珠寶集團控股有限公司) (8537.HK)

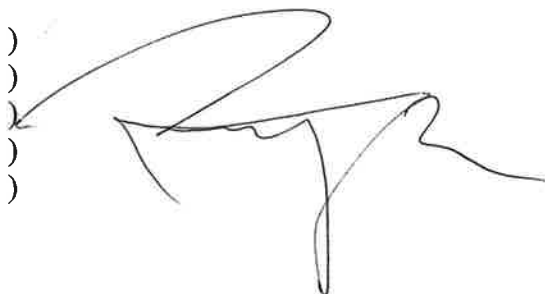
Subject: Proposed Rights Issue of 225,000,000 Rights Shares at HK\$0.12 per Rights Share on the basis of three (3) Rights Shares for every one (1) existing Share held by the Qualifying Shareholders on the Record Date (the "Rights Issue")

1. We refer to the captioned Rights Issue. Unless otherwise stated, words and expressions defined in the announcement in relation to the Rights Issue (the "Announcement") shall have the same meanings when used in this Deed.
2. We hereby irrevocably and unconditionally undertake that:
 - (a) we will subscribe for an aggregate of 123,750,000 Rights Shares which comprise the full acceptance of our provisional entitlement in respect of the 41,250,000 Shares beneficially held by us; and
 - (b) we will not dispose of our current shareholding in the Company, and such shares will remain held by us up to and including the date of completion of the Rights Issue or the date on which the Company announces that the Rights Issue will not proceed, whichever is earlier.
3. No person other than the Company and us shall have the right under the Contracts (Rights of Third Parties) Ordinance (Cap. 623 of the Laws of Hong Kong) to enforce any term of this Deed but this does not affect any right or remedy of a third party which exists or is available apart from that Ordinance.


4. The terms of this Deed are governed by and shall be construed in accordance with the laws of Hong Kong.
5. The parties hereby irrevocably submit to the non-exclusive jurisdiction of the courts of Hong Kong but this Deed may be enforced in any other court in competent jurisdiction.

IN WITNESS WHEREOF this Deed has been duly executed and delivered as a deed on the date first above written.

SIGNED, SEALED and DELIVERED)
 as a **DEED** by)
 Mr. Fu Chun Keung,)
 Sole directors of)
 Mythe Group Holdings Company Limited)



in the presence of:

	Signature of witness
Wong Ho Pang	Name of witness
6-B, G/F, Faerie Court	Address of witness
80 Ko Shan Road,	
Hung Hom, Kowloon	
Company Secretary	Occupation of witness