

INDEMNITY UNDERTAKING IN RESPECT OF THE LOSS OF SHARE CERTIFICATE(S)

To: (1) Goldin Properties Holdings Limited (the "Company") and
(2) Silver Starlight Limited (the "Offeror")
c/o Company Secretary of the Company,
25/F, Goldin Financial Global Centre,
17 Kai Cheung Road,
Kowloon Bay, Hong Kong

- (A) I/We, the undersigned _____
of (address) _____
hereby declare that the original share certificate(s) numbered _____ for
_____ shares of the Company (the "Share(s)") issued in my/our name(s) had been lost,
mislaid or accidentally destroyed (the "Loss of Share Certificate(s)").
- (B) I/We further declare that I/we have not pledged or deposited by way of security the said original share certificate(s) nor
I/we has/have sold any of the aforesaid original shares certificate(s) and I/we undertake that I/we shall return the said
original certificate(s) to the Company if and when found by me/us.
- (C) In consideration of the Company paying out or delivering to me/us of the consideration for the compulsory acquisition
by the Offeror of such number of Shares as set out in paragraph (A) above ("Payment"), I/we hereby agree:
- (i) to fully indemnify the Company and the Offeror and to keep the Company and/or the Offeror indemnified
against all actions, claims, proceeding, loss, damage, costs and expenses which may be brought against the
Company and/or the Offeror or suffered or incurred by the Company and the Offeror directly or indirectly, as a
result of the Loss of Share Certificate(s) and/or the Payment; and
 - (ii) to fully indemnify the Company and the Offeror against all loss, liability, damage, claim, cost or expense which
it/they may suffer, directly or indirectly, by reason of the of the Loss of Share Certificate(s) and/or the Payment
and/or by reason of the declaration made in paragraphs (A) and (B) above proving to be untrue or incorrect.
- (D) I/We hereby agree that this indemnity undertaking shall be governed by and construed in accordance with the laws of
the Hong Kong Special Administrative Region.

Dated this _____ day of _____ 20 ____

Signed by the shareholder(s) of the Company in the presence of:

Signature of Witness:

Name of Witness:

Signature(s) of the shareholder(s)/Company Chop
(if applicable)

Address of Witness:

Occupation of Witness:

Note: All joint shareholders must sign on this indemnity undertaking