集友銀行
Chiyu Banking Corporation Ltd.

Notice of Amendments to General Terms and Conditions for Mortgage Loan Facility and General Terms and Conditions for General Banking Facilities and Loan Facility(ies)

Thank you for choosing the loan facility services of Chiyu Banking Corporation Limited (the "Bank").

Please be informed that the "General Terms and Conditions for Mortgage Loan Facility" and "General Terms and Conditions for General Banking Facilities and Loan Facility(ies)" have been revised. The relevant changes will be effective from 7 December 2026 ("Effective Date"). Details of amendments are as follows:

General Terms and Conditions for Mortgage Loan Facility	
Existing provisions	**Amendments**
1. Definitions - Base Rate means the SOFR, HKD Prime, USD Prime, HIBOR, LIBOR as determined by the Bank from time to time (as the case may be);	**1. Definitions - Base Rate** means the SOFR, Term SOFR, HKD Prime, USD Prime, HIBOR as determined by the Bank from time to time (as the case may be);
1. Definitions – Business Day means a day on which commercial banks are open for business but excluding Saturdays, Sundays and public holidays in Hong Kong and (in relation to any date for payment or purchase of USD) New York City and (in relation to LIBOR fixing) London;	**1. Definitions – Business Day** means a day on which commercial banks are open for business but excluding Saturdays, Sundays and public holidays in Hong Kong and (in relation to any date for payment or purchase of USD) New York City;
1. Definitions - Cost of Funds means the cost of its funding from whatever sources it may select as determined by the Bank from time to time at its sole discretion (as the case may be);	**1. Definitions - Cost of Funds** means the cost of the Bank's funding from whatever sources it may select as determined by the Bank from time to time at its sole discretion (as the case may be);
1. Definitions - Daily Simple SOFR means, for any day, SOFR, with a 5 Business Day lookback; provided, that if the Bank decides that any such convention is not administratively feasible for the Bank, then the Bank may establish another convention in its reasonable discretion;	**1. Definitions - Daily Simple SOFR** means , for any day, calculation of interest by using SOFR and added in arrears during the interest period in accordance with the methodology and conventions for such daily simple rate being determined by the Bank with reference to any then prevailing market convention for such daily simple rate calculation; provided, that if the Bank decides that any such convention is not administratively feasible for the Bank, then the Bank may establish another convention in its sole discretion;
1. Definitions - LIBOR	The definition of LIBOR is deleted

1. Definitions - RFR N/A	**1. Definitions - RFR** means SOFR, Term SOFR and/or other benchmark risk free rate of the concerned currency used as the base rate for the calculation of interest of amounts owing by any Obligors pursuant to the Facility Documents;
1. Definitions - SOFR means with respect to any Business Day, the secured overnight financing rate for such Business Day published by the Federal Reserve Bank of New York (or a successor administrator of the secured overnight financing rate) on the website of Federal Reserve Bank of New York, currently at http://www.newyorkfed.org, or any successor source for the secured overnight financing rate identified as such by Federal Reserve Bank of New York (or a successor administrator of the secured overnight financing rate) from time to time on the immediately succeeding Business Day;	**1. Definitions - SOFR** means with respect to any Business Day, the secured overnight financing rate for such Business Day published by the Federal Reserve Bank of New York (or a successor administrator of the secured overnight financing rate) on the website of Federal Reserve Bank of New York, currently at http://www.newyorkfed.org, or any successor source for the secured overnight financing rate identified as such by Federal Reserve Bank of New York (or a successor administrator of the secured overnight financing rate) from time to time on the immediately succeeding Business Day; For the purpose of determining SOFR on each Business Day, such Business Day means any day other than: (i) a Saturday or Sunday, and (ii) a day on which the Securities Industry and Financial Markets Association (or any successor organization) recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in US Government securities;
1. Definitions - Term SOFR N/A	**1. Definitions - Term SOFR** means the forward-looking SOFR term rates calculated by the Chicago Mercantile Exchange and published on the webpage of CME Group Benchmark Administration Limited. For the purpose of determining Term SOFR on each Business Day, such Business Day means any day other than: (i) a Saturday or Sunday, and (ii) a day on which the Securities Industry and Financial Markets Association (or any successor organization) recommends that the fixed income departments of its

	members be closed for the entire day for purposes of trading in US Government securities;
Clause 3.4 In the case where interest on any such Loan Facility is charged by reference to a Base Rate plus an interest margin or at a fixed rate, and if the Bank's Cost of Funds, as determined solely by the Bank, for maintaining such Loan exceeds the Base Rate or the fixed rate, the Bank shall be entitled, without limiting the right of the Bank under Clause 3.1 to charge interest, commission or charges at such rates as it may determine from time to time, to charge interest at the Bank's Cost of Funds or the overnight HIBOR or the overnight LIBOR (whichever is the higher) plus an interest margin.	**Clause 3.4** In the case where interest on any such Loan Facility is charged by reference to a Base Rate plus or minus an interest margin or at a fixed rate, and if for any reason whatsoever, the Base Rate is not available, or if the Bank's Cost of Funds, as determined solely by the Bank, for maintaining such Loan exceeds the Base Rate or the fixed rate, or the Replacement Benchmark (as defined in Clause 25 of these General Terms and Conditions) plus or minus, where applicable, an adjustment margin provided in Clause 25 of these General Terms and Conditions (as the case may be), or if the Bank is unable to obtain deposits to fund such Facilities, the Bank shall be entitled, without limiting the right of the Bank under Clause 3.1 to charge interest, commission or charges at such rates as it may determine from time to time, to charge interest at the Bank's Cost of Funds or the overnight HIBOR (whichever is the higher) plus the said interest margin or where interest is charged at a fixed rate, an interest margin determined by the Bank.
Clause 25 Replacement of IBOR	**Clause 25** Replacement of Base Rate
Clause 25.1 ● All “IBOR” references	**Clause 25.1** ● Adaptively amend all references of “IBOR” to “Base Rate”/“Base Rate in use”
Clause 25.2 “Replacement Benchmark” ● All “IBOR” references	**Clause 25.2 “Replacement Benchmark”** ● Adaptively amend all references of “IBOR” to “Base Rate”/“Base Rate in use”
Clause 25.2 “Base Rate Replacement Event” ● All “IBOR” references	**Clause 25.2“Base Rate Replacement Event”** ● Adaptively amend all references of “IBOR” to “Base Rate”/“Base Rate in use” ● Newly added (b)(v)：the supervisor of the administrator of the Base Rate

	makes a public announcement or publishes information stating that that Base Rate is no longer or, as of a specified future date will no longer be, representative of the underlying market or economic reality that it is intended to measure and that representativeness will not be restored (as determined by such supervisor); ● Newly added(e)：in the opinion of the Bank, Term RFR has been recommended for use by a Relevant Nominating Body, is available for each interest period, and is appropriate for the purposes of calculating interest under the Facility Documents. ● Newly added "Term RFR" means, with respect to any Facility for any interest period the Base Rate of which is based on any RFR, the forward-looking term rate for a period comparable to such interest period based on that RFR that is published by an information service that publishes such rate from time to time as selected by the Bank in its sole discretion at approximately a time and as of a date prior to the commencement of such interest period determined by the Bank in its sole discretion in a manner substantially consistent with market practice.

General Terms and Conditions for General Banking Facilities and Loan Facility(ies)	
Existing provisions	**Amendments**
1. Definitions – Business Day means a day on which commercial banks are open for business but excluding Saturdays, Sundays and public holidays in Hong Kong and (in relation to any date for payment or purchase of USD) New York City and (in relation to LIBOR fixing) London and (in relation to any date for payment or purchase of CNY) the People's Republic of China;	**1. Definitions – Business Day** means a day on which commercial banks are open for business but excluding Saturdays, Sundays and public holidays in Hong Kong and (in relation to any date for payment or purchase of USD) New York City and (in relation to any date for payment or purchase of CNY) the People's Republic of China;

1. Definitions - Base Rate means the SOFR, HKD Prime, USD Prime, CNY Prime, B Prime, HIBOR, LIBOR or CNY HIBOR as may be determined by the Bank from time to time (as the case may be);	**1. Definitions - Base Rate** means the SOFR, Term SOFR, HKD Prime, USD Prime, CNY Prime, B Prime, HIBOR or CNY HIBOR as may be determined by the Bank from time to time (as the case may be);
1. Definitions - Cost of Funds means the cost of its funding from whatever sources it may select as determined by the Bank from time to time at its sole discretion (as the case may be);	**1. Definitions - Cost of Funds** means the cost of the Bank's funding from whatever sources it may select as determined by the Bank from time to time at its sole discretion (as the case may be);
1. Definitions - Daily Simple SOFR means, for any day, SOFR, with a 5 Business Day lookback; provided, that if the Bank decides that any such convention is not administratively feasible for the Bank, then the Bank may establish another convention in its reasonable discretion;	**1. Definitions - Daily Simple SOFR** means , for any day, calculation of interest by using SOFR and added in arrears during the interest period in accordance with the methodology and conventions for such daily simple rate being determined by the Bank with reference to any then prevailing market convention for such daily simple rate calculation; provided, that if the Bank decides that any such convention is not administratively feasible for the Bank, then the Bank may establish another convention in its sole discretion;
1. Definitions - LIBOR	The definition of LIBOR is deleted
1. Definitions - RFR N/A	**1. Definitions - RFR** means SOFR, Term SOFR and/or other benchmark risk free rate of the concerned currency used as the base rate for the calculation of interest of amounts owing by any Obligors pursuant to the Facility Documents;
1. Definitions - SOFR means with respect to any Business Day, the secured overnight financing rate for such Business Day published by the Federal Reserve Bank of New York (or a successor administrator of the secured overnight financing rate) on the website of Federal Reserve Bank of New York, currently at http://www.newyorkfed.org, or any successor source for the secured overnight financing rate identified as such by Federal Reserve Bank of New York (or a successor administrator of the secured overnight financing rate) from time to time on the	**1. Definitions - SOFR** means with respect to any Business Day, the secured overnight financing rate for such Business Day published by the Federal Reserve Bank of New York (or a successor administrator of the secured overnight financing rate) on the website of Federal Reserve Bank of New York, currently at http://www.newyorkfed.org, or any successor source for the secured overnight financing rate identified as such by Federal Reserve Bank of New York (or a successor administrator of the secured overnight financing rate) from time to time on the

immediately succeeding Business Day;	immediately succeeding Business Day; For the purpose of determining SOFR on each Business Day, such Business Day means any day other than: (i) a Saturday or Sunday, and (ii) a day on which the Securities Industry and Financial Markets Association (or any successor organization) recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in US Government securities;
1. Definitions - Term SOFR N/A	**1. Definitions - Term SOFR** means the forward-looking SOFR term rates calculated by the Chicago Mercantile Exchange and published on the webpage of CME Group Benchmark Administration Limited. For the purpose of determining Term SOFR on each Business Day, such Business Day means any day other than: (i) a Saturday or Sunday, and (ii) a day on which the Securities Industry and Financial Markets Association (or any successor organization) recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in US Government securities;
Clause 3.9 In respect of Facilities other than overdraft facilities, if interest on any such Facilities is charged by reference to a Base Rate plus or minus an interest margin or at a fixed rate, and if for any reason whatsoever, the Base Rate is not available, or if the Bank's Cost of Funds, as determined solely by the Bank, for maintaining such Facilities exceeds the Base Rate or the fixed rate, or if the Bank is unable to obtain deposits to fund such Facilities, the Bank shall be entitled, without limiting the right of the Bank under Clause 3.1 to charge interest, commission or charges at such rates as it may determine from time to time, to charge interest at the Bank's Cost of Funds or the overnight HIBOR/ the overnight	**Clause 3.9** In respect of Facilities other than overdraft facilities, if interest on any such Facilities is charged by reference to a Base Rate plus or minus an interest margin or at a fixed rate, and if for any reason whatsoever, the Base Rate is not available, or if the Bank's Cost of Funds, as determined solely by the Bank, for maintaining such Facilities exceeds the Base Rate or the fixed rate, or the Replacement Benchmark (as defined in Clause 28 of these General Terms and Conditions) plus or minus, where applicable, an adjustment margin provided in Clause 28 of these General Terms and Conditions (as the case may be), or if the Bank is unable to obtain deposits to fund such Facilities, the Bank shall be entitled,

LIBOR/ the overnight CNY HIBOR (whichever is the highest) plus the said interest margin or where interest is charged at a fixed rate, an interest margin determined by the Bank.	without limiting the right of the Bank under Clause 3.1 to charge interest, commission or charges at such rates as it may determine from time to time, to charge interest at the Bank's Cost of Funds or the overnight HIBOR/ the overnight CNY HIBOR (whichever is the highest) plus the said interest margin or where interest is charged at a fixed rate, an interest margin determined by the Bank.
Clause 5.6 In respect of ML, T/L or D/L where CNY HIBOR, HIBOR, LIBOR or SOFR is used as the Base Rate and where repayment is required to be made on an interest payment date or a repayment date only, or in respect of R/L, if a repayment is not made on an interest payment date, the Borrower shall indemnify the Bank for any break-funding cost which would have been incurred in the amount certified by the Bank.	**Clause 5.6** In respect of ML, T/L or D/L where CNY HIBOR, HIBOR, SOFR or Term SOFR is used as the Base Rate and where repayment is required to be made on an interest payment date or a repayment date only, or in respect of R/L, if a repayment is not made on an interest payment date, the Borrower shall indemnify the Bank for any break-funding cost which would have been incurred in the amount certified by the Bank.
Clause 10.1 (b) in respect of Loan Facility(ies) where CNY HIBOR, HIBOR, LIBOR, or SOFR is used as the Base Rate, if a prepayment is not made on an interest payment date or a repayment date, the Borrower shall indemnify the Bank for any break-funding cost which would have been incurred in the amount certified by the Bank;	**Clause 10.1 (b)** in respect of Loan Facility(ies) where CNY HIBOR, HIBOR, SOFR or Term SOFR is used as the Base Rate, if a prepayment is not made on an interest payment date or a repayment date, the Borrower shall indemnify the Bank for any break-funding cost which would have been incurred in the amount certified by the Bank;
Clause 28 Replacement of IBOR	**Clause 28** Replacement of Base Rate
Clause 28.1 ● All “IBOR” references	**Clause 28.1** ● Adaptively amend all references of “IBOR” to “Base Rate”/“Base Rate in use”
Clause 28.2 “Replacement Benchmark” ● All “IBOR” references	**Clause 28.2 “Replacement Benchmark”** ● Adaptively amend all references of “IBOR” to “Base Rate”/“Base Rate in use”
Clause 28.2 “Base Rate Replacement Event” ● All “IBOR” references	**Clause 28.2“Base Rate Replacement Event”** ● Adaptively amend all references of “IBOR” to “Base Rate”/“Base Rate in use” ● Newly added (b)(v)：the supervisor

	of the administrator of the Base Rate makes a public announcement or publishes information stating that that Base Rate is no longer or, as of a specified future date will no longer be, representative of the underlying market or economic reality that it is intended to measure and that representativeness will not be restored (as determined by such supervisor); ● Newly added (e)：in the opinion of the Bank, Term RFR has been recommended for use by a Relevant Nominating Body, is available for each interest period, and is appropriate for the purposes of calculating interest under the Facility Documents. ● Newly added "Term RFR" means, with respect to any Facility for any interest period the Base Rate of which is based on any RFR, the forward-looking term rate for a period comparable to such interest period based on that RFR that is published by an information service that publishes such rate from time to time as selected by the Bank in its sole discretion at approximately a time and as of a date prior to the commencement of such interest period determined by the Bank in its sole discretion in a manner substantially consistent with market practice.

Please note that the above amendments shall be binding on you if you continue to maintain or use our services on or after the Effective Date of the above amendments. If you do not accept the amendments, we may not be able to continue to provide services to you.

Should you have any enquiries, please contact your Relationship Manager or our Customer Service Hotline at (852) 2232 3625.

Should there be any discrepancy between the English and Chinese versions of this notice, the English version shall prevail.

Reminder : To borrow or not to borrow Borrow only if you can repay

集友銀行
Chiyu Banking Corporation Ltd.

Chiyu Banking Corporation Limited
November 2026