

LOAN FACILITY AGREEMENT

(ID LA-001-HK)

Date: 12 May 2025

Parties:

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| Lender | FirstFortune Bank Limited , a licensed bank incorporated in Hong Kong; |
| Borrower | Jade Harbour Electronics Ltd (CR No. 2478111). |

Recitals

- (A) The Borrower has requested a term-loan facility of USD 2,500,000 for working capital.
(B) The Lender agrees to make the Facility available on the terms set out below.

1. Definitions

- 1.1 “**Facility**” means the USD 2,500,000 term-loan.
1.2 “**Finance Documents**” means this Agreement and any Security Document.
1.3 “**Security Document**” means the Debenture and any other document the Lender designates as such.

2. Conditions Precedent

The Lender shall not be obliged to advance the Facility until it has received:

- 2.1 certified constitutional documents of the Borrower;
2.2 a Hong Kong company search report dated no earlier than five Business Days before the Signing Date;
2.3 an original board resolution approving this Agreement.

3. Representations

The Borrower represents that:

- 3.1 it is duly incorporated and in good standing in Hong Kong;
3.2 it and its directors are in full compliance with the **Anti-Money Laundering and Counter-Terrorist Financing Ordinance** (Cap. 615), the **Organized & Serious Crimes Ordinance** (Cap. 455) and the **UN (Anti-Terrorism Measures) Ordinance** (Cap. 575).

4. Undertakings

4.1 AML/CTF Covenant. The Borrower shall (a) maintain procedures to comply with Cap. 615/455/575, and (b) provide any KYC information the Lender reasonably requests.

5. Events of Default

A breach of Clause 4.1 constitutes an Event of Default and entitles the Lender to demand immediate repayment.

for and on behalf of FirstFortune Bank Ltd