

To: Fresh Success Investments Limited (the "**Offeror**")

From: Lui Man Wah

30 August 2021

Dear Sirs,

Irrevocable Undertaking

I refer to the mandatory unconditional cash offer (the "**Offer**") by Sun International Securities Limited on behalf of the Offeror to acquire all the issued shares (the "**Shares**") of Sun International Group Limited (the "**Company**") (other than those already beneficially owned or to be acquired by the Offeror and parties acting in concert with it) at an offer price of HK\$0.10 per Share, details of which are set out in the latest draft announcement to be issued jointly by the Company and the Offeror attached hereto (the "**Announcement**"). Unless otherwise stated, terms defined in the Announcement shall bear the same meanings in this undertaking.

1. I hereby represent and warrant to you that as at the date hereof I am the owner of 13,914,000 shares options (the "**Share Options**") of the Company.
2. I hereby unconditionally and irrevocably undertake to the Offeror as follows:
 - (i) not to exercise the conversion rights attached to the Share Options held by me; and
 - (ii) not to accept the Offer if made by the Offeror in respect of the Share Options held by me.
3. This Irrevocable Undertaking will cease upon the close of the Offer.

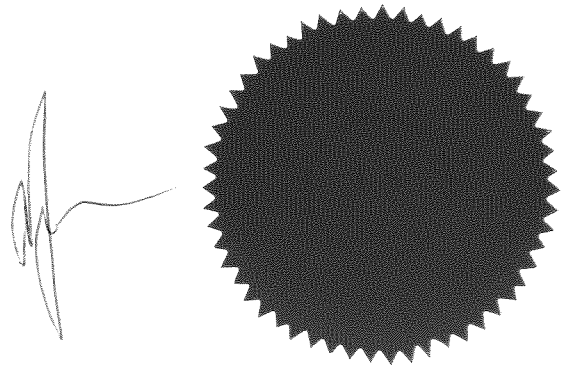
I hereby consent to the issue of the Announcement incorporating a reference to myself in the terms set out in the Announcement subject to any amendments thereto that may be approved by myself and I hereby confirm that all statements of fact contained in the Announcement relating to me are true and correct in all material respects.

This undertaking is governed by and shall be construed in accordance with the laws of Hong Kong.

SIGNED, SEALED and DELIVERED)

by **LUI MAN WAH**)

in the presence of:)



Witness to the above signature : *Chim Tak Lai*

Witness' signature : *[Handwritten signature]*

Witness' name : *Chim Tak Lai*

Witness' address : *7G, Block 1, Tung Chung Crescent PH1, Lantau Island, N.T.*

Witness' occupation : *Financial Controller.*