

Date: 24 April 2026

**CHOW TAI FOOK ENTERPRISES LIMITED**

(周大福企業有限公司)

**AND**

**FSE LIFESTYLE SERVICES LIMITED**

(豐盛生活服務有限公司)

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**2026 MASTER SERVICES AGREEMENT**

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**CHIU & PARTNERS**  
**Solicitors**  
**40th Floor, Jardine House,**  
**1 Connaught Place,**  
**Central, Hong Kong.**

Ref.: LC/CSC/20260030

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THIS AGREEMENT is made on 24 April 2026

**BETWEEN:**

- (1) **CHOW TAI FOOK ENTERPRISES LIMITED (周大福企業有限公司)**, a company incorporated under the laws of Hong Kong, whose registered office is at 38/F., New World Tower, 16-18 Queen's Road Central, Hong Kong ("CTFE"); and
- (2) **FSE LIFESTYLE SERVICES LIMITED (豐盛生活服務有限公司)**, a company incorporated under the Companies Law, Cap 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands with limited liability as an exempted company, the issued shares of which are listed on the main board of the Stock Exchange (stock code: 331) and whose registered office is at Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KY1-1111, Cayman Islands and whose principal place of business in Hong Kong is at Units 801-810, 8th Floor, Chevalier Commercial Centre, 8 Wang Hoi Road, Kowloon Bay, Kowloon, Hong Kong ("FSE Listco").

**WHEREAS:**

- (A) Members of the FSE Listco Group have entered into, and will continue to enter into, the Transactions with members of the CTFE Group.
- (B) Members of the CTFE Group are connected persons of FSE Listco.
- (C) The initial term of the Former Master Services Agreements will expire on 30 June 2026.
- (D) The parties agree to terminate the Former Master Services Agreements and replace them with this Agreement with effect from the Effective Date on and subject to the terms and conditions of this Agreement.

**NOW IT IS HEREBY AGREED** as follows:

1. **INTERPRETATION**

- 1.1 In this Agreement (including the recitals and the schedule), unless the context otherwise requires:

"**Business Day**" means a day other than a Saturday or Sunday or public holiday on which banks are open for business in Hong Kong;

"**CTFE Group**" means CTFE and its subsidiaries from time to time, and "**members of the CTFE Group**" shall have a corresponding meaning;

"**Effective Date**" means **1 July 2026**, subject to the condition set out in Clause 4.1;

"**Force Majeure**" means any circumstances beyond the reasonable control of any party (including any strike, lock-out or other form of industrial action);

"**Former Master Services Agreements**" means the master services agreements dated 28 April 2023 as supplemented by an addendum dated 17 November 2023, both made between CTFE and FSE Listco relating to, among others, the Transactions;

"**FSE Listco Group**" means FSE Listco and its subsidiaries from time to time and "**members of the FSE Listco Group**" shall have a corresponding meaning;

"**Hong Kong**" means the Hong Kong Special Administrative Region of The People's Republic of China;

"**Initial Term**" means the initial term of this Agreement as defined in **Clause 4.1**;

"**Listing Rules**" means the Rules Governing the Listing of Securities on the Stock Exchange;

"**Operational Agreements**" means the individual agreements in respect of the Transactions which may from time to time be entered into between members of the FSE Listco Group and members of the CTFE Group pursuant to this Agreement, and "**Operational Agreement**" means any of them;

"**Services**" means:

- (1) the following services (collectively, the "**FSE Services**") to be provided by the FSE Listco Group to the CTFE Group under and during the term of this Agreement:
  - (a) cleaning services ("**Cleaning Services**");
  - (b) electrical and mechanical engineering services and environmental engineering services ("**E&M Services**");
  - (c) environmental solutions services ("**Environmental Solutions Services**");
  - (d) facility and property management services ("**FSE Facility and Property Management Services**");
  - (e) insurance related services ("**FSE Insurance Related Services**"); and
  - (f) security, guarding and event servicing services ("**Security, Guarding and Event Servicing Services**"),

in each case, the initial scope of which is set out in Part A of the Schedule, and such other types of services as the parties may agree upon from time to time in writing; and

- (2) the following services ("**CTFE Services**") to be provided by the CTFE Group to the FSE Listco Group under and during the term of this Agreement:
  - (a) contracting services ("**Contracting Services**");
  - (b) facility and property management services ("**CTFE Facility and Property Management Services**");
  - (c) insurance related services ("**CTFE Insurance Related Services**"); and
  - (d) rental services ("**Rental Services**"),

the initial scope of which is set out in Part B of the Schedule, and such other types of services as the parties may agree upon from time to time in writing;

"**Stock Exchange**" means The Stock Exchange of Hong Kong Limited;

"**this Agreement**" means this agreement together with its schedule, as originally signed or hereafter amended or supplemented from time to time; and

**"Transactions"** means all transactions entered into or to be entered into between members of the FSE Listco Group and members of the CTFE Group in respect of the provision of the FSE Services by members of the FSE Listco Group to members of the CTFE Group and the provision of CTFE Services by members of the CTFE Group to members of FSE FSE Listco Group.

1.2 In this Agreement:

1.2.1 the terms "associate", "close associate", "connected person", "connected transaction", "continuing connected transaction", "normal commercial terms or better", "ordinary and usual course of business", and "subsidiary" whenever appeared in this Agreement have the meanings given to such terms in the Listing Rules, unless the context otherwise requires;

1.2.2 a reference to a statutory provision includes a reference to the statutory provision as modified or re-enacted or both from time to time (whether before or after the date of this Agreement) and any subordinate legislation made under the statutory provision (whether before or after the date of this Agreement);

1.2.3 a reference to a "**person**" includes a reference to any individual, firm, company, corporation or other body corporate, government, state or agency of a state or any joint venture, association or partnership (whether or not having separate legal personality) and includes a reference to that person's legal personal representatives, successors and permitted assigns;

1.2.4 a reference to a Clause or a Schedule, unless the context otherwise requires, is a reference to a clause of or a schedule to this Agreement;

1.2.5 the singular includes the plural and vice versa;

1.2.6 reference to times and dates are references to Hong Kong times and Hong Kong dates, respectively; and

1.2.7 a reference to "**party**" or "**parties**" is to a party or parties to this Agreement.

1.3 The headings in this Agreement do not affect the interpretation of this Agreement.

## 2. **PROVISION OF THE SERVICES**

2.1 **In consideration of** the mutual agreement and undertakings herein and **subject to** the qualifications set out in **Clause 2.3**:

### **FSE Services**

2.1.1 FSE Listco shall, and shall procure that members of the FSE Listco Group shall (to the extent practicable), provide the FSE Services to members of the CTFE Group; and

2.1.2 CTFE shall, and shall procure that members of the CTFE Group shall (to the extent practicable), engage members of the FSE Listco Group in the provision of the FSE Services,

### **CTFE Services**

2.1.3 CTFE shall, and shall procure that members of the CTFE Group shall (to the extent practicable), provide the CTFE Services to members of the FSE Listco Group; and

- 2.1.4 FSE Listco shall, and shall procure that members of the FSE Listco Group shall (to the extent practicable), engage members of the CTFE Group in the provision of the CTFE Services,
- in each case, during the term of this Agreement on and subject to the terms and conditions of this Agreement and the Operational Agreement(s).
- 2.2 FSE Listco and CTFE may from time to time by agreement in writing expand, reduce or otherwise alter the scope of the Services.
- 2.3 The engagement referred to in **Clause 2.1** is subject to the following qualifications:
- 2.3.1 the engagement only applies to Services required for businesses, projects and/or premises for which the relevant member(s) of the CTFE Group or the FSE Listco Group (as the case may be) has (have) the sole right to select providers of the relevant Services;
- 2.3.2 the engagement is not contrary to the terms of contracts governing the relevant businesses, projects and/or premises or any applicable laws, regulations or administrative directives promulgated by competent authorities to which the businesses, projects and/or premises of the relevant member(s) of the CTFE Group or the FSE Listco Group (as the case may be) may relate;
- 2.3.3 in the event that the provider of a particular Service is required to be selected through auction or tender or other similar process, the engagement shall only become effective as and when the relevant member(s) of the FSE Listco Group or the CTFE Group (as the case maybe) has (have) been selected by the relevant member(s) of the CTFE Group or the FSE Listco Group (as the case may be) as the service provider as a result of the relevant auction or tender or other similar process;
- 2.3.4 CTFE and each member of the CTFE Group shall have the sole and absolute right and discretion to decide whether to engage any member of the FSE Listco Group to provide the FSE Services, and neither CTFE nor any member of the CTFE Group shall be under any obligation or commitment to engage or procure the engagement of any member of the FSE Listco Group to provide the FSE Services; and
- 2.3.5 FSE Listco shall have no claim or right whatsoever against CTFE and/or any member of the CTFE Group in the event that any member(s) of the CTFE Group do/does not engage any member(s) of the FSE Listco Group to provide the FSE Services.
- 2.4 Pursuant to the engagement referred to in **Clause 2.1** but subject to **Clause 2.3**, members of the FSE Listco Group and members of the CTFE Group shall, from time to time during the term of this Agreement, enter into separate Operational Agreements in respect of the Transactions provided that such separate agreements shall always be in compliance with the Listing Rules and subject to the terms and conditions of this Agreement.
- 2.5 The parties **agree** that:
- 2.5.1 as a general principle, the prices and terms of each Operational Agreement with respect to the relevant Transaction shall be determined:
- 2.5.1.1 in the ordinary and usual course of business of the FSE Listco Group and the CTFE Group;

- 2.5.1.2 on normal commercial terms, negotiated on arm's length basis and at prices and on terms no less favourable to the members of the FSE Listco Group or the member(s) of the CTFE Group (as the case may be) than those charged and provided to independent third party customers of the FSE Listco Group (in the case of the FSE Services) or those of the CTFE Group (in the case of the CTFE Services); and
  - 2.5.1.3 on normal commercial terms, negotiated on arm's length basis and at prices and on terms no less favourable to the members of the FSE Listco Group or the member(s) of the CTFE Group (as the case may be) than those paid to or available from independent third party suppliers of the FSE Listco Group (in the case of the CTFE Services) or those of the CTFE Group (in the case of the FSE Services);
- 2.5.2 the term of each Operational Agreement shall be fixed and in any event shall not exceed three years. If the term of an Operational Agreement extends beyond **30 June 2029** (that is, the date the Initial Term ends), FSE Listco shall, where necessary, re-comply with the applicable Listing Rules at the relevant time; and
- 2.5.3 the Transactions shall be conducted in compliance with the Listing Rules, this Agreement and the relevant Operational Agreement.
- 2.6 Each of FSE Listco and CTFE hereby **undertakes** to the other party that it will procure the relevant members of its own group to use due care and diligence in providing the Services, and FSE Listco undertakes to CTFE that it will and will procure its subsidiaries to comply with the Listing Rules in relation to the Transactions.
- 2.7 The parties hereto **confirm and agree** that the **Former Master Services Agreements** shall be terminated and have no further effect upon the Effective Date, subject to the fulfilment of the conditions mentioned in **Clause 4.1**. Notwithstanding the aforesaid, as regards any operational agreements in respect of the Transactions which are subsisting as at the Effective Date, all of them shall be treated as Operational Agreements made pursuant to this Agreement as from the Effective Date and continue in full force and effect until their termination in accordance with their respective terms (subject to re-compliance with the Listing Rules where necessary).

### 3. REPRESENTATIONS AND WARRANTIES

- 3.1 Each of FSE Listco and CTFE hereby **represents and warrants** to each other, which representations and warranties shall survive the execution and delivery of this Agreement and the carrying out of the Transactions herein contemplated, as follows:
  - 3.1.1 it is a limited liability company duly incorporated, validly existing and in good standing under the laws of its place of incorporation; and
  - 3.1.2 subject to (where required) the independent shareholders' approval referred to in Clause 4.1, it has all the requisite power and capacity to enter into and perform its obligations under this Agreement. This Agreement and all documents and instruments executed pursuant hereto are, and when delivered will be, valid and legally binding obligations enforceable against it in accordance with their respective terms and that the execution, performance and implementation of this Agreement and the matters contemplated hereby has been duly authorised by all necessary corporate action and this Agreement has been duly executed by it.

#### 4. **TERM AND TERMINATION**

- 4.1 This Agreement is conditional upon (where required) the obtaining of the approval of the independent shareholders of FSE Listco at an extraordinary general meeting of FSE Listco approving this Agreement and the transactions contemplated hereunder (including the annual caps set for the transactions contemplated hereunder), as required under the Listing Rules. Subject to the foregoing, the term of this Agreement shall commence on the **Effective Date** and shall (unless terminated at an earlier date pursuant to **Clause 4.2** or **Clause 4.3**) continue in force for an initial term of three years up to **30 June 2029** (the "**Initial Term**"). Subject to re-compliance with the applicable Listing Rules at the relevant time, this Agreement may be automatically renewed at the end of the Initial Term (or any subsequent renewed term) for a successive period of three years (or such other period permitted under the Listing Rules) unless either party gives written notice to the other party no later than two months before the end of the Initial Term (or any subsequent renewed term) to terminate this Agreement.
- 4.2 Notwithstanding **Clause 4.1**, this Agreement may be terminated at any time by the written agreement of the parties or by either party giving not less than 30 Business Days' prior written notice to the other party.
- 4.3 Upon the occurrence of any of the following events in respect of either party, and subject to **Clause 5**, this Agreement shall be automatically terminated:
- 4.3.1 the Transactions contemplated under this Agreement cease to constitute "connected transaction" or "continuing connected transaction" under the Listing Rules or cease to be subject to the Listing Rules in relation to connected transactions or continuing connected transactions;
  - 4.3.2 a party commits any breach, non-observance or non-performance of any of its obligations hereunder which is material in the context of this Agreement and, in the case of a breach capable of remedy, fails to remedy the same within **60 days** after receipt of a written notice from the other party giving full particulars of the breach and requiring it to be remedied;
  - 4.3.3 an encumbrancer takes possession of or a receiver is compulsorily appointed over, any of the properties or assets of a party;
  - 4.3.4 a party makes any voluntary arrangement with its creditors or becomes subject to an administration order;
  - 4.3.5 a party goes into liquidation (except for the purposes of amalgamation or reconstruction and in such manner that the company resulting therefrom effectively agrees to be bound by or assumes the obligations imposed on such party under this Agreement); and
  - 4.3.6 anything having a substantially similar effect to any of the events specified in **Clauses 4.3.3 to 4.3.5** inclusive occurs in relation to a party under the laws of any jurisdiction.

#### 5. **CONSEQUENCES OF TERMINATION**

- 5.1 All rights and obligations of the parties under this Agreement shall cease to have effect upon termination or expiry of this Agreement, except such termination or expiry shall not affect:
- 5.1.1 the accrued rights and obligations of the parties prior to termination or expiry; and
  - 5.1.2 the continued existence and validity of **Clauses 5, 6, 7, 10, 11, 12 and 13**; and

- 5.1.3 the continued existence, validity and enforceability of the Operational Agreements which are entered into whilst this Agreement is in force but the term of the Operational Agreements will expire upon the termination of this Agreement, subject to compliance with the applicable Listing Rules at the relevant time.
- 5.2 Upon termination or expiry of this Agreement and subject to any express provisions to the contrary in this Agreement,
  - 5.2.1 within thirty (30) days of the date of termination or expiry of this Agreement, FSE Listco shall, or shall procure that relevant members of the FSE Listco Group shall, render a final invoice to the relevant member of the CTFE Group in respect of all outstanding amount (if any) payable for the Services pursuant to Clause 2 up to the date of expiration or termination of this Agreement; and
  - 5.2.2 any invoice issued pursuant to Clause 5.2.1 shall be fully settled by the relevant members of the CTFE Group within thirty (30) days after the date of the said invoice.

## 6. CONFIDENTIALITY

- 6.1 Subject to **Clause 6.2**, each of FSE Listco and CTFE shall (and shall procure that its subsidiaries shall) treat as confidential and not disclose or use any information received or obtained as a result of entering into this Agreement (or any agreement entered into pursuant to this Agreement) or negotiations relating to this Agreement and such other agreements which relate to:
  - 6.1.1 the provisions of this Agreement and any agreement entered into pursuant to this Agreement;
  - 6.1.2 the negotiations relating to this Agreement (and such other agreements); or
  - 6.1.3 the other party's business, financial or other affairs (including the business, financial or other affairs of the CTFE Group (in the case of FSE Listco) or the FSE Listco Group (in the case of CTFE)).
- 6.2 **Clause 6.1** shall not prohibit disclosure or use of any information if and to the extent:
  - 6.2.1 the disclosure or use is required by law, any regulatory body or the rules and regulations of any stock exchange;
  - 6.2.2 the disclosure or use is required to vest the full benefit of this Agreement in FSE Listco (for itself and on behalf of other members of the FSE Listco Group) or CTFE (for itself and on behalf of other members of the CTFE Group), as the case may be;
  - 6.2.3 the disclosure or use is required for the purpose of any judicial proceedings arising out of this Agreement or any other agreement entered into under or pursuant to this Agreement or the disclosure is reasonably required to be made to a tax authority in connection with the tax affairs of the disclosing party;
  - 6.2.4 the disclosure is reasonably necessary for the purposes of this Agreement to be made to any of the directors, other officers, employees, consultants and professional advisers of FSE Listco or CTFE (or any of the respective members of the FSE Listco Group and the CTFE Group) (the "**Recipients**"), on the basis that FSE Listco or CTFE (as the case may be) shall use all reasonable endeavours to procure that such Recipients have signified in writing their agreement to comply with the provisions of **Clause 6.1** in respect of such information as if they were a party to this Agreement;

- 6.2.5 the information becomes publicly available (other than by breach of this Agreement);  
or
- 6.2.6 the other party has given prior written approval to the disclosure or use of any such information.
- 6.3 CTFE shall, and shall procure that its subsidiaries shall, provide FSE Listco's independent non-executive directors and auditors with sufficient access to the relevant accounting records of CTFE or its relevant subsidiaries for the purpose of facilitating FSE Listco and/or members of the FSE Listco Group to report on the Transactions contemplated under this Agreement as and when required by law, any regulatory body or the rules and regulations of any stock exchange. For such purpose, CTFE shall, and shall procure its subsidiaries to, use its reasonable endeavours to give such information and assistance as FSE Listco's independent non-executive directors and auditors may reasonably request. CTFE shall notify FSE Listco of any such review in writing at least fifteen (15) Business Days (or such other length of notice as may be mutually agreed by the parties) in advance.
- 6.4 FSE Listco shall, and shall procure that its subsidiaries shall, provide CTFE's independent non-executive directors and auditors with sufficient access to the relevant accounting records of FSE Listco or the relevant members of the FSE Listco Group for the purpose of facilitating CTFE and/or members of the CTFE Group to report on the Transactions contemplated under this Agreement as and when required by law, any regulatory body or the rules and regulations of any stock exchange. For such purpose, FSE Listco shall, and shall procure its members to, use its reasonable endeavours to give such information and assistance as CTFE's independent non-executive directors and auditors may reasonably request. FSE Listco shall notify CTFE of any such review in writing at least fifteen (15) Business Days (or such other length of notice as may be mutually agreed by the parties) in advance.

## 7. ANNOUNCEMENTS

- 7.1 Subject to **Clause 7.2**, no party shall make or issue a public announcement, communication or circular concerning this Agreement unless it has first obtained the other party's written consent (such consent shall not be unreasonably withheld or delayed).
- 7.2 **Clause 7.1** does not apply to a public announcement, communication or circular if it is required by law, any regulatory body or the rules and regulations of any stock exchange.

## 8. FORCE MAJEURE

- 8.1 Subject as otherwise agreed by the parties from time to time,
- 8.1.1 if any party is affected by Force Majeure which affects or may affect the performance of any of its obligations under this Agreement, it shall forthwith notify the other party of its nature and extent;
- 8.1.2 no party shall be deemed to be in breach of this Agreement, or otherwise be liable to the other party, by reason of any delay in the performance, or the non-performance, of any of its obligations under this Agreement, to the extent that the delay or non-performance is due to any Force Majeure of which it has notified the other party, and the time of performance of that obligation shall be extended accordingly; and
- 8.1.3 if the performance by any party of any of its obligations under this Agreement is affected by Force Majeure for a continuous period in excess of a continuous period of sixty (60) days, the parties shall enter into bona fide discussion with a view to

alleviating its effect, or to agreeing upon such alternative arrangements as may be fair and reasonable.

9. **FURTHER ASSURANCE**

Except where this Agreement provides otherwise, each party shall (at its own costs) do and execute or procure to be done and executed all necessary or desirable acts, deeds, documents and things within its power to carry into effect or give legal effect to this Agreement and the transactions hereby contemplated.

10. **ASSIGNMENT**

A party may not assign or transfer or purport to assign or transfer a right or obligation under this Agreement without having first obtained the other party's written consent (such consent shall not be unreasonably withheld or delayed).

11. **GENERAL**

11.1 This Agreement and the Operational Agreements contain the entire agreement between the parties with respect to the subject matter hereof, and supersede all previous agreements and understandings between the parties in respect thereto.

11.2 The parties agree that in the event of any conflict between the terms of this Agreement and the terms of the Operational Agreements, the terms of this Agreement shall prevail.

11.3 Nothing in this Agreement shall create, or be deemed to create, any binding obligations between the parties to enter into the Transactions.

11.4 A variation of this Agreement is valid only if it is in writing and signed by or on behalf of each party.

11.5 No provision of this Agreement creates a partnership between the parties or makes a party the agent of the other party for any purpose. A party has no authority or power to bind, to contract in the name of, or to create a liability for the other party in any way or for any purpose.

11.6 If any provision of this Agreement shall be held to be illegal or unenforceable, in whole or in part, under any enactment or rule of law, the provision shall to that extent be deemed not to form part of this Agreement and the enforceability of the remainder of this Agreement shall not be affected. The illegality and unenforceability of any provision in any jurisdiction shall not affect its legality and enforceability in another jurisdiction.

11.7 Except where this Agreement provides otherwise, each party shall pay its own costs relating to the negotiation, preparation, execution and implementation by it of this Agreement and of each document referred to in this Agreement.

11.8 A failure to exercise or delay in exercising a right or remedy provided by this Agreement or by law does not constitute a waiver of the right or remedy or a waiver of other rights or remedies. No single or partial exercise of a right or remedy provided by this Agreement or by law prevents further exercise of the right or remedy or the exercise of another right or remedy.

11.9 Except where this Agreement provides otherwise the rights and remedies contained in this Agreement are cumulative and not exclusive of rights or remedies provided by law.

11.10 This Agreement may be entered into in any number of counterparts and by the parties to it on separate counterparts, each of which when so executed and delivered whether transmitted by

fax or otherwise shall be an original, but all the counterparts shall together constitute one and the same instrument.

## 12. NOTICES

12.1 Any notice or other communication in connection with this Agreement shall be in writing in English (a "**Notice**") and shall be sufficiently given or served if delivered or sent:

12.1.1 in the case of CTFE, to:

Address: 32/F., New World Tower,  
16-18 Queen's Road Central,  
Hong Kong

Attention: The Board of Directors

12.1.2 in the case of FSE Listco, to:

Address: Units 801-810, 8th Floor, Chevalier Commercial Centre  
8 Wang Hoi Road  
Kowloon Bay, Kowloon  
Hong Kong

Attention: The Board of Directors

or (in either case) to such other address or fax number in Hong Kong as the relevant party may have notified the other in accordance with this Clause.

12.2 Any Notice may be delivered by hand or, sent by fax or prepaid post. Without prejudice to the foregoing, any Notice shall conclusively be determined to have been received on the next Business Day in the place to which it is sent, if sent by fax, or two (2) Business Days from the time of posting, if sent by post, or at the time of delivery, if delivered by hand.

## 13. GOVERNING LAW

13.1 This Agreement, and the agreements to be entered into pursuant to this Agreement, shall be governed by and construed in accordance with Hong Kong law.

13.2 All the parties irrevocably agree that the courts of Hong Kong are to have exclusive jurisdiction to settle any dispute which may arise out of or in connection with this Agreement and the agreements to be entered into pursuant to this Agreement. All parties irrevocably submit to the jurisdiction of such courts and to waive any objection to proceedings in any such court on the ground of venue or on the ground that proceedings have been brought in an inconvenient forum.

13.3 The Contracts (Rights of Third Parties) Ordinance (Chapter 623 of the Laws of Hong Kong) shall not apply to this Agreement and unless specifically herein provided no person other than the parties to this Agreement shall have any rights under this Agreement nor shall this Agreement be enforceable by any person other than the parties to this Agreement.

**SCHEDULE  
SERVICES**

**PART A: Initial scope of FSE Services**

<b>Cleaning Services</b>	provision of cleaning services including general cleaning, waste management and disposal, external wall and window cleaning, pest control and clinical waste management rendered at commercial buildings, residential buildings, public transportation facilities and other public institutions and facilities, recycling and environmental services and related services.
<b>E&amp;M Services</b>	provision of services as contractors, management contractors and project managers, building and general construction, civil engineering, building exterior and interior design, building repair, renovation, maintenance consultancy and other services, demolition, building and property fitting out and decoration work, construction management and the supply of construction and building equipment and materials, electrical and mechanical engineering works, supply and installation of air-conditioning, heating and ventilation systems, fire services systems, plumbing and drainage systems, electrical systems, system design and consultancy, computer aided drafting services and related services.
<b>Environmental Solutions Services</b>	provision of installation and maintenance of water treatment systems, odour abatement systems, construction site wastewater treatment systems, EV charging infrastructure, IoT solutions, consultancy services for energy audit, carbon audit, building environmental assessment, indoor air quality and water quality assessment, laboratory services, and landscape and plant management and maintenance, supply of plants and related services and sales of tiles, building service products including pipes, umps, accessory valves and fittings, building automation systems, heating, ventilation, air-conditioning parts, fire services products, environmental engineering products covering building services water treatment and odour abatement systems, air quality monitoring machines, construction site wastewater treatment systems, EV charging products and plants.
<b>FSE Facility and Property Management Services</b>	provision of facility and property management services, letting agency services, consultancy services, property sales, the provision of car parking management and other related services.
<b>FSE Insurance Related Services</b>	provision of insurance brokerage services, insurance consultancy and advisory services, including without limitation general insurances brokerage services related to property and casualty, construction projects, employee benefits, director and officer's liability, prospectus liability and cyber risk liabilities and related services.

<b>Security, Guarding and Event Servicing Services</b>	provision of services of security guarding, event servicing, security services, security systems & technology (including installation and maintenance), security consultancy, armoured transit & vaulting security, escort & surveillance security services, supply of security products and related services.
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**PART B: Initial scope of CTFE Services**

<b>Contracting Services</b>	provision of services as main contractors, management contractors and project managers, subcontractors, suppliers or agents, building and general construction, civil engineering, building exterior and interior design, building maintenance and repair, renovation, maintenance consultancy and other services, demolition, piling and foundation, building and property fitting out and decoration work, construction management, hiring, procurement and supply of plant, machinery, equipment and materials, system design and consultancy, computer aided drafting services and related services.
<b>CTFE Facility and Property Management Services</b>	provision of convention and exhibition facilities, property management and related functions and services, food and beverage catering services, trading and supply, merchandise sourcing and related services.
<b>CTFE Insurance Related Services</b>	provision of insurance advisory, insurance underwriting services and policy underwriting services and related services.
<b>Rental Services</b>	leasing or licensing of properties and the rights to use properties, including, without limitation, spare spaces, car parking spaces and related services.

IN WITNESS WHEREOF the parties have executed this Agreement on the day and year first above written.

SIGNED by CHENG Kam Biu Wilson )  
for and on behalf of CHOW TAI FOOK )  
ENTERPRISES LIMITED )  
(周大福企業有限公司) in the presence of: )



**LAM Ka Kie**

SIGNED by Lam Wai Hon, Patrick )  
for and on behalf of )  
FSE LIFESTYLE SERVICES LIMITED )  
(豐盛生活服務有限公司) in the presence )  
of: Lee Ka Hing )

*Patrick*



Lee Ka Hing