Undertaking

From: Poon Yeung, Roderick

To: (1) The Sai Group Limited
30th Floor, YF Life Tower, 33 Lockhart Road,
Wanchai, Hong Kong

(2) Asia Standard International Group Limited
30th Floor, YF Life Tower, 33 Lockhart Road,
Wanchai, Hong Kong

Date: 19 June 2024

1. I understand that The Sai Group Limited (the "**Offeror**") and Asia Standard International Group Limited ("**ASI**") proposes to request the board of directors of Asia Standard Hotel Group Limited (the "**Company**", and the shares of which are listed on The Stock Exchange of Hong Kong Limited with stock code 292) to put forward to the independent shareholders of the Company a proposal for the privatisation of the Company by way of a scheme of arrangement (the "**Proposal**") on terms substantially set out in the attached draft joint announcement to be issued by, among others, the Offeror, ASI and the Company.

2. I hold 14,400,000 options issued by the Company, in respect of shares of HK$0.02 each in the capital of the Company (the "**Options**").

3. I acknowledge, agree and accept that in connection with the Proposal, no offer for or otherwise in respect of the Options will be made under or in connection with Rule 13 of the Code on Takeovers and Mergers in Hong Kong.

4. I hereby unconditionally and irrevocably undertake to the Offeror and ASI that in the event that any offer is made by any person for or otherwise in respect of the Options in connection with the Proposal, whether as described in paragraph 3 above or otherwise, I will not accept any such offer.

This undertaking shall be governed by and construed and take effect in accordance with the laws of The Hong Kong Special Administrative Region of the People's Republic of China.

EXECUTED as a deed the day and year first above written

SIGNED, SEALED and **DELIVERED** by)
Poon Yeung, Roderick)
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L.S.