

UNDERTAKING

WONG TSENG HON

Flat B, 27/F
Broadview Villa
20 Broadwood Road
Happy Valley, Hong Kong

Re: Da Sen Holdings Group Limited (the "Company")

I, Chai Kaw Sing, refer to the agreement for sale and purchase of issued shares in the Company (the "Shares") dated 21 September 2022 (the "Agreement") entered into by HSI YUNG THUNG TOM and LIU WEIMIN as vendors and WONG TSENG HON (the "Offeror") as purchaser in relation to the sale and purchase of an aggregate of 96,840,000 Shares (the "Sale Shares").

Immediately after completion of the sale and purchase of the Sale Shares in accordance with the terms and conditions of the Agreement, I will be beneficially interested in 94,123,045 Shares, representing approximately 6.04% of the total issued share capital of the Company (the "Relevant Shares").

I understand that the Offeror proposes to make a conditional mandatory cash offer for all the issued Shares of the Company (other than those already owned or agreed to be acquired by the Offeror and the parties acting in concert with them) at an offer price of HK\$0.045 (the "Offer").

With respect to the Offer, I hereby unconditionally and irrevocably undertake to the Offeror that:-

- (1) I will not accept the Offer or sell any of the Relevant Shares to the Offeror or the parties acting in concert with it under the Offer;
- (2) I will not take any other action to make the Relevant Shares available for acceptance of the Offer;
- (3) I will hold the Relevant Shares until, and shall not sell, transfer, dispose of or create or agree to create any encumbrance of or otherwise create any interests on the Relevant Shares before the close of the Offer.

I hereby represent and warrant that I have full power and authority to enter into this letter of undertaking and perform my obligations set out above. I hereby consent to the disclosure of contents of this letter of undertaking and my shareholding in the Company being set forth in the announcement and composite document (or any announcement, circular and document relating thereto) to be published by you and/or the Company relating to the Offer in accordance with the Hong Kong Code on Takeovers and Mergers (the "Takeovers Code") and Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"). I acknowledge that if the Offer is made, this letter of undertaking will be available for display during the offer period in accordance with the Takeovers Code and the Listing Rules. I also acknowledge that this letter of undertaking will cease upon the close of the Offer.

This letter of undertaking shall be governed by and construed in accordance with the laws of Hong Kong Special Administrative Region of the People's Republic of China. Unless expressly provided to the contrary in this letter, a person who is not a party to this letter shall have no right under the Contracts (Rights of

Third Parties) Ordinance (Chapter 623 of the Laws of Hong Kong) to enforce any of the terms of this letter, and whether so provided in this letter or not, no consent of third party is required for the amendment to (including the waiver or compromise of any obligation), rescission of or termination of this letter.

[The remainder of this page is intentionally left blank]

Dated the 21 day of September, 2022

EXECUTED AS A DEED by
CHAI KAW SING

in the presence of: Savio Chan
Gauthan

A handwritten signature in black ink, appearing to be 'Chai Kaw Sing', written over a horizontal line. The signature is stylized and somewhat illegible.