INVESTMENT LOAN AGREEMENT

between Granthera Limited (Lender) and Broad Group (Borrower)
in the amount of US$74,200,000 (USDT)

secured by receivables and short-term project assets of Sixt SE

No. 486849VK/ 2025

Date: «20» November 2025

Granthera Limited, registered under the laws of the United Kingdom, registration number 16594130, with its registered office at: TOWER 42 INTERNATIONAL FINANCIAL CENTRE 25 OLD BROAD STREET LONDON ENGLAND EC2N 1HN, represented by Joshua Morris, hereinafter referred to as the "Lender", of the first part, and BROAD GROUP, registered under the laws of the People's Republic of China, registration number 91430000183779730O, with its registered office at: 湖南省长沙市长沙县远大城, represented by Zhang Yue, hereinafter referred to as the "Borrower", of the second part, hereinafter collectively referred to as the "Parties", have concluded this Agreement (hereinafter referred to as the "Agreement") as follows:

1. PURPOSE OF THE AGREEMENT

1.1. The purpose of this Agreement is to establish a strategic partnership combining Granthera's financing expertise with Broad Group's modular construction technology to execute a series of large-scale, fast-deployment construction projects.

1.2. The Partner shall utilise the financing provided by the Financier to complete four modular high-rise buildings, including two projects in Singapore.

1.3. The collaboration leverages Broad Group's patented fast-assembly technology, enabling accelerated construction cycles and improved operational efficiency.

2. FINANCING TERMS

2.1. The Financier provides the Partner with a financing volume totaling USDT 74,200,000 (USDT).

2.2. The total planned payout under this Agreement shall be USDT 123,900,000 (USDT).

2.3. The resulting financial margin for the Financier is positive, based on the efficiency and accelerated turnover of the Partner's construction projects.

2.4. The financing shall be repaid according to the project schedule mutually agreed upon by the Parties.

3. COLLATERAL

3.1. As security for the financing, the Partner pledges construction contracts with an aggregate contractual value of USD 210,000,000, along with 35% insurance coverage applied to the financed project group.

3.2. The Financier reserves the right to enforce or transfer collateral in accordance with applicable law in the event of non-performance.

3.3. The Partner shall provide periodic performance and progress reporting during each construction cycle.

4. RIGHTS AND OBLIGATIONS OF THE PARTIES

4.1. The Financier shall supply project financing promptly and in accordance with the agreed phases of construction.

4.2. The Partner shall ensure timely execution of the construction works using its modular, fast-assembly technology, guaranteeing structural quality and compliance with regulatory standards.

4.3. Each construction cycle shall include written reporting that demonstrates project milestones, budget utilisation, and performance metrics.

4.4. Granthera partners participating in this Agreement shall receive revenue shares under the standard corporate model applied by Granthera Limited for all its institutional deals.

5. LIABILITY

5.1. Each Party shall bear responsibility for fulfilling its contractual obligations under this Agreement.

5.2. The Financier shall not be liable for construction, operational, or regulatory risks associated with the Partner's business activities.

5.3. The Partner is responsible for ensuring proper insurance coverage, compliance documentation, and adherence to project timeframes.

6. MISCELLANEOUS PROVISIONS

6.1. This Agreement comes into force upon signature by both Parties.

6.2. It shall be governed by and construed in accordance with the laws of England and Wales.

6.3. Any disputes arising under this Agreement shall be submitted to the London Court of International Arbitration (LCIA).

6.4. This Agreement is executed in two originals of equal legal force, one for each Party.

SIGNATURES OF THE PARTIES:

Lender: Granthera Limited

Signature: J. Morris

GRANTHERA

Borrower: BROAD GROUP

Signature: Zhang Yue

BROAD GROUP
远大集团