

Irrevocable Undertakings

Date: 14 March 2014

To: Ford Glory Group Holdings Limited
Sure Strategy Limited
Merlotte Enterprise Limited
Victory City Investments Limited

Dear Sirs

Agreement for sale and purchase of shares (“Shares”) of HK\$0.01 each in the Ford Glory Group Holdings Limited (“Company”)

I, Ng Tsze Lun, a holder of options (“**Options**”) granted to me under the share option scheme (“**Share Option Scheme**”) of the Company. Upon full exercise of these Options, a total of 58,000,000 ordinary shares of HK\$0.01 each (“**Share**”) in the share capital of the Company will fall to be issued to me.

I refer to the final draft agreement (“**SPA**”) for sale and purchase of Shares to be entered into by Sure Strategy Limited (the “**First Vendor**”), Merlotte Enterprise Limited (the “**Second Vendor**”), Victory City Investments Limited (the “**Third Vendor**”, collectively with the First Vendor and the Second Vendor, the “**Vendors**”) and Unitech Enterprises Group Limited (the “**Purchaser**”). Unless otherwise specified, terms used in this undertaking shall have the same meaning as those defined in the SPA. Pursuant to the SPA, the First Vendor, the Second Vendor and the Third Vendor shall each sell, respectively, 315,200,000 Shares, 2,352,000 Shares and 2,448,000 Shares and the Purchaser shall purchase an aggregate of 320,000,000 Shares free from all Encumbrances and with all rights attached thereto with effect from the Completion Date, upon the terms and subject to the conditions set out in the SPA.

I hereby irrevocably confirm, undertake, warrant and agree with each of the Vendors and the Company as follows:

1. prior to the closing date of the offer as set out in the composite offer document relating to the Mandatory General Offer, I shall (i) exercise not less than 2,261,740 options granted to me at an exercise price of HK\$0.600 per Share under the Share Option Scheme; and (ii) accept the Mandatory General Offer in respect of such number of my Shares.
2. This undertaking shall be binding upon and enure for the benefit of my successors and/or personal representatives.
3. This undertaking shall be governed by and construed in accordance with Hong Kong law. I hereby irrevocably submit to the non-exclusive jurisdiction of the Hong Kong courts.

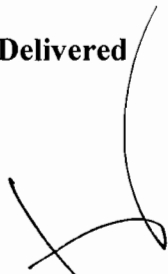
Yours faithfully,

Signed, Sealed and Delivered

by Ng Tsze Lun

in the presence of:

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POLLY T O Ng
Solicitor, Hong Kong SAR
CHIU & PARTNERS