

新濠影滙  
STUDIO CITY

**Letter of Agreement  
between  
Comfort International M.I.C.E. Service Co., Ltd.  
and  
Studio City Developments Limited  
for  
(SCH) Comfort MICE\_ZHA Site Inspection Rooms Only Group  
18-19 December 2025**

This of Letter Agreement is made and entered on 4 December 2025 (the "Letter of Agreement"), between Studio City Developments Limited, a Macau company with head office at Estrada do Istmo, Cotai and Comfort International M.I.C.E. Service Co., Ltd., a China Company with head office at Room 1510, Ruichen International Center, No. 13 Nongzhanguan South Road, Chaoyang District, Beijing, China (hereinafter referred to as the "Client").

**CLIENT INFORMATION**

The Client:

Comfort International M.I.C.E. Service Co., Ltd.  
Room 1510, Ruichen International Center,  
No. 13 Nongzhanguan South Road,  
Chaoyang District,  
Beijing, China

Contact:

Ms. Daisy Cao  
Project Manager  
M: +86 188 1010 5420  
E: caoyuan@cct.cn



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**IT IS AGREED:**

**ARTICLE 1  
GUESTROOM ACCOMMODATION COMMITMENT**

**A. GUESTROOM BLOCK DATES**

<b>Date</b>	<b>Number of Standard Rooms</b>	<b>Price (MOP/HKD) Per Room Per Night</b>
18 December 2025 (Thursday)	4 x Celebrity King Rooms (Add-on complementary 1 breakfast)	MOP/HKD1,125.00nett
	2 x Celebrity Twin Rooms (Add-on complementary 2 breakfasts)	MOP/HKD1,235.00nett

**Total of 6 room nights on 18 December 2025 at MOP/HKD6,970.00nett after Part I Point 1 applied.**

**Remarks:**

- The above quoted rates are on per room per night basis, **inclusive** of any applicable service charges, Macau room tax, and/or any other taxes applicable at the time of occupancy (currently charges are 10% Service Charge and 5% Government Tax, but are subject to changes in accordance to Macau law)
- Complimentary in-room Wi Fi access
- Any room type change is subject to room availability with applicable supplement charges

**B. GUESTROOM RATES**

The Hotel is pleased to confirm this special rate to the Client. Please note that this special rate is confidential and is not to be disclosed to third parties without the consent of the Hotel.

**C. PRE/POST STAY (OUTSIDE GUESTROOM BLOCK DATES)**

The above room rate is applicable for the above period and indicated number of rooms only. Pre/Post stay and increase number of rooms shall be subject to availability at the prevailing rate of the day.

**D. CHECK-IN TIME**

Hotel rooms are generally available for guest check-in after 15:00. Guests arriving prior to this time will be allocated rooms as soon as rooms become available. For all early check-ins, we strongly recommend that an additional room is reserved and paid for the night before.

**E. CHECK-OUT TIME**

Check-out time is 11:00. Guest requiring special consideration for late check-out should make their request when placing reservations. Rooms may be extended until 16:00 at 50% of the room type rate, subject to availability. After 16:00, rooms will be charged at the full room type rate.

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**F. RESERVATION PROCEDURE**

The Client shall provide to the Hotel a final room block list by 12 December 2025 (Cut-off Date). The list shall include relevant arrival and departure dates and preferred room type and be sent to fax (853) 8869 6868 or email [reservations@sc-macau.com](mailto:reservations@sc-macau.com). Room type rates quoted herein will be honored only if the block list is received by the Hotel on or before the Cut-off Date.

**G. NO SHOW**

Any no-shows on the scheduled arrival date will be charged at the relevant contracted room type rates.

**H. ATTRITION**

10% Attrition based on daily total room block (non-cumulative) may be released without any penalty charges with written notice received on or before Cut-off Date (29 December 2025). Any room reduction beyond the allowable agreed number and date above is subject to cancellation charges equivalent to agreed room block. This charge shall be posted to the Master Account.

**I. UPGRADE AND CONCESSIONS**

The Hotel agrees to provide the Client with the following:

1. Complimentary one (1) breakfast for Celebrity King Rooms and two (2) breakfasts for Celebrity Twin Rooms. Under this condition, complimentary eight (8) breakfasts at MOP/HKD238+10% per person per day on 19 December 2025, total of eight (8) breakfasts. Should the daily number of rooms drop, the number of complimentary breakfasts to be adjusted.

All concessions outlined above are contingent upon 90% room block utilization including adjustments made to the same pursuant to the attrition provision above.

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**ARTICLE 2  
BILLING PROCEDURE**

All rates quoted are subject to adjustment without prior notice in line with any changes in government policy which may affect the official rate of exchange and or tax levels.

The following schedule shall be in effect:

**A. DEPOSIT SCHEDULE**

Deposit	Date Due	Total Amount of Deposit
Full Payment	10 December 2025	MOP/HKD6,970.00nett (10% of contracted value)

**Remarks:**

- The deposit schedule amounts are 100% prepayment; except as otherwise stated.

**B. ACCOUNT SETTLEMENT BY MASTER COMPANY ACCOUNT**

The Master Company account on total Event charges will be charged to the Client. Any cancellation, reduction and no show will be charged to the Client. Hotel reserves the right to require an additional deposit if the Client's credit standing significantly decreases or the Client's estimated Master Account significantly increases.

Studio City Bank Account Details as below:

Account Name	:	Studio City Developments Limited
Bank	:	Industrial and Commercial Bank of China (Macau) Limited
Account #	:	0119100200010986876
Branch	:	Macau
Currency	:	MOP
Account Category	:	Hotel & F&B (Deposit/Payment)
Swift Code	:	ICBKOMOMX
Account Name	:	Studio City Developments Limited
Bank	:	Citibank N.A. Hong Kong
Account #	:	1-046576-019 OR 97000434
Branch	:	Hong Kong
Currency	:	HKD
Account Category	:	Hotel & F&B (Deposit/Payment)
Swift Code	:	CITIHKHX
Bank Code	:	006
Branch Code	:	391

**C. INDIVIDUAL ACCOUNT SETTLEMENT**

It is understood that the Client will not be responsible for guests' incidental expenses. All charges incurred by individual guests shall be settled by the latter upon check-out.

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**ARTICLE 3  
CANCELLATION POLICY**

Notwithstanding and in addition to any other provision of this Letter of Agreement, Hotel or Client may cancel this Agreement upon written notice to the other Party, for any reason or no reason, at any time prior to the Event. The Client fee for cancellation of this Letter of Agreement shall be the amount set forth below and shall be due within forty-eight (48) hours of the cancellation.

Notice of cancellation received	Cancellation Fee
On or after signed agreement	MOP/HKD6,970.00nett (100% of contracted expenses as penalty applied)

Payment of the above amounts shall constitute full settlement of any and all obligations arising out of the non-performance of this Letter of Agreement.

**ARTICLE 4  
EVENTS OF DEFAULT/REMEDIES**

If the Client commits any material breach of any material covenant or agreement contained in this Letter of Agreement in addition to any remedies Hotel may have at law, the Hotel may exercise any or all of the following:

- A.** Accelerate any payments of any fee which may be due hereunder
- B.** Declare this Letter of Agreement cancelled by the Client breach and demand payment of the Client cancellation fee
- C.** Start any legal proceedings as Hotel may deem appropriate in accordance with applicable law

**ARTICLE 5  
INDEMNIFICATION & HOLD HARMLESS AGREEMENT**

Hotel and Client shall indemnify and hold harmless the other party from any loss, costs or damages arising from actual or threatened claims or cause of action resulting from the negligence or misconduct of such party or its respective officers, directors, employees, agents, contractors, members or participants, provided such individuals are acting within their scope of employment.

**ARTICLE 6  
FORCE MAJEURE**

In the event that any party's obligations under this Letter of Agreement are delayed, prevented or rendered impractical by any cause beyond that party's reasonable control, namely typhoon, fire, flood, riot, earthquake, civil commotion, strike, labor disturbances, explosion, sabotage, accident, war, terrorism attack or Act of God, that party shall not be liable to the other party for such delay or failure to perform. Other than the return to it of any monies paid directly to the Hotel, the Client waives any claim for damages or compensation for such delay or failure to perform.

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**ARTICLE 7**  
**ANTI-CORRUPTION COMPLIANCE**

The Client represents and warrants that, in connection with this Letter of Agreement, the Client understands, has complied with, and will continue to comply with the provisions of the U.S. Foreign Corrupt Practices Act ("FCPA") (15 U.S.C. §§ 78dd-1, et. seq.), as if the Client were a U.S. "issuer," and all other laws and regulations, including those related to anti-corruption, anti-bribery, anti-money laundering and sanctions, that are applicable to this Letter of Agreement or the actions of the Client in connection with this Letter of Agreement.

**ARTICLE 8**  
**PRIVILEGED LICENSE CLAUSE**

The Client acknowledges that the Hotel, its parent company Melco Resorts & Entertainment, their Affiliates, subsidiaries, and/or any of Melco group companies (collectively "**Melco Group**") are businesses that are subject to and exist because of privileged licenses issued by governmental authorities. If requested to do so by the Hotel, the Client shall obtain any license, qualification, clearance or the like which is required of the Client by any regulatory authority having jurisdiction over the Hotel, or any of its Affiliates or entity part of Melco Group. If the Client fails to satisfy such requirements or if the Hotel, or any of its Affiliates or entity part of Melco Group is directed to cease business with the Client by any such authority, or if the Hotel shall in good faith determine, in the Hotel's sole and exclusive judgment, that the Client or any of its shareholders, representatives, executives, members, directors, managers, employees, officers, agents, designees, sub-contractors, successors or assignees (a) is engaged in, or about to be engaged in, any activity or activities, or (b) was or is involved in any relationship, which could or does jeopardize the Hotel or any of its Affiliates' or entity's part of Melco Group businesses, licenses, gaming concessions or any related activities that the Hotel, or any of its Affiliates or entity part of Melco Group are authorized to conduct, or if any such licenses or gaming concessions are threatened to be, or are, denied, curtailed, suspended or revoked as a result of any activity by the Client, its shareholders, representatives, executives, members, directors, managers, employees, officers, agents, designees, sub-contractors, successors or assignees, then the Hotel shall have the right to immediately terminate this Letter of Agreement by written notice to the Client without any further liability to the Hotel, or any of its Affiliates or entity part of Melco Group.

For the purposes of this Letter of Agreement, "**Affiliate**" or "**Affiliates**" means with respect to a specified Person, any other Person who or which is (i) directly or indirectly controlling, controlled by or under common control with the specified Person, or (ii) any member, director, officer or manager of the specified Person. For purposes of this definition, only, "control", "controlling", and "controlled" mean the right to exercise, directly or indirectly, more than thirty percent (30%) of the voting power of the stockholders, members or owners and, with respect to any individual, partnership, trust or other entity or association, the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of the controlled entity. For the purposes hereof, "**Person**" shall mean an individual, partnership, corporation, limited liability company, business trust, joint stock company, trust, unincorporated association, joint venture or any other entity of whatever nature.

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**ARTICLE 9  
CONFIDENTIALITY**

Each Party agrees (during and after the term of this Letter of Agreement):

- A.** To keep the contents of this Letter of Agreement and the other party's information (the "Confidential Information") secret and confidential, except (i) for disclosure to its affiliates and only to the extent that same agree to keep same secret and confidential; or (ii) to the extent that same is or becomes in the public domain through no breach of a Party's obligations hereunder; or (iii) where obliged by law to disclose the same.
- B.** Not to use the Confidential Information other than for the purposes of complying with the provisions of this Letter of Agreement; and
- C.** Not to make the Confidential Information available to any of its employees except on a "need to know" basis (and where any such disclosure is made, such party shall procure that those employees keep the same confidential).

**ARTICLE 10  
GOVERNING LAW AND JURISDICTION**

- A.** This Letter of Agreement shall be governed by and construed in accordance with the provisions of the laws of the Macau Special Administrative Region.
- B.** Any claims, disputes or controversies arising out of this Letter of Agreement between the Parties hereto which cannot be settled by mutual agreement shall be finally settled by the non-exclusive jurisdiction of the Macau courts.

**ARTICLE 11  
RELOCATION**

Should the Hotel fail to honor the guaranteed reservation of any confirmed guest, the Hotel shall arrange and pay for alternative lodging for such guest, based upon availability, for as long as such guest is denied lodging at the Hotel consistent with the reservation. The Hotel shall attempt to relocate such guest back to the Hotel as soon as rooms may become available. The Hotel will provide reasonable transportation to and from alternative lodging.

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The terms and conditions stipulated in this Letter of Agreement will be considered final when duly signed by both parties. The Hotel reserves the right to release all accommodation, event space and entertainment areas if this Letter of Agreement is not signed by 9 December 2025.

Thank you for your support of the Hotel. We all look forward to working with you and planning a successful event in December 2025.

**Agreed and Accepted By**  
**Comfort International M.I.C.E. Service Co., Ltd.**  
**and**  
**Studio City Developments Limited**

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Signature

Ashley Zhou

Manager, MICE Sales

Studio City Developments Limited

Date: \_\_\_\_\_

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Signature

Name: Donald CHAO

Position: Project Manager

Comfort International M.I.C.E. Service Co., Ltd.

Date: 2025. 12. 8.



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Signature

Donald Tateishi

Senior Vice President, Finance (Macau)

Studio City Developments Limited

Date: \_\_\_\_\_



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