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ZXZN Qi-House Holdings Limited
中顯智能齊家控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock code: 8395)

INSIDE INFORMATION
PLEDGE OF SHARES BY CONTROLLING SHAREHOLDER

This announcement is made by the board (the "**Board**") of the directors (the "**Directors**") ZXZN Qi-House Holdings Limited (the "**Company**") pursuant to Rule 17.10 of the Rules Governing the Listing of Securities on GEM of The Stock Exchange of Hong Kong Limited (the "**GEM Listing Rules**"), and the Inside Information Provisions (as defined under the GEM Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The Company was notified that on 27 October 2025, Mr. Tong Tang Joseph ("**Mr. Tong**"), the ultimate controlling shareholder, the chairman and executive Director of the Company, Tiptop Honour Limited ("**Tiptop**" (譽頂有限公司)), a controlling shareholder (as defined under the GEM Listing Rules) of the Company (the "**Controlling Shareholder**"), entered into a loan agreement dated 27 October 2025 with Mr. Chen Jianghao (陳江浩), an independent third party (the "**Lender**") for a loan facility amount of HK$16,000,000, pursuant to which 745,860,000 ordinary shares of the Company (the "**Charged Shares**") have been charged in favour of the Lender, for the purpose of securing the loan granted by the Lender to the Controlling Shareholder. Tiptop is wholly-owned by Mr. Tong.

As at the date of this announcement, Mr. Tong directly owns 61,900,000 shares of the Company (representing approximately 3.91% of the issued share capital of the Company), and the Controlling Shareholder owns a total of 745,860,000 shares of the Company, (representing approximately 47.09% of the issued share capital of the Company). The Charged Shares represented approximately 47.09% of the issued share capital of the Company as at the date of this announcement. The above charge of shares does not fall within the scope of Rule 17.19 of the GEM Listing Rules.

Shareholders and potential investors should exercise caution when dealing in the securities of the Company.

By order of the Board
ZXZN Qi-House Holdings Limited
TONG Tang Joseph
Co-chairman and Chief Executive Officer

Hong Kong, 27 October 2025

As at the date of this announcement, the Board comprises Mr. TONG Tang Joseph, Mr. YU Quansheng, Ms. Mary Kathleen BABINGTON, Mr. TSUI Wing Tak, Mr. BIAN Dahai and Mr. JIAO Dejun as the executive Directors, and Mr. YEUNG Man Chung Charles, Mr. TSANG Wai Yin, and Mr. SIT Hoi Wah Kenneth as the independent non-executive Directors.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that, to the best of their knowledge and belief, the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the "Latest Listed Company Information" page of the website of the Stock Exchange at www.hkexnews.hk for a minimum period of 7 days from the date of its publication and on the Company's website at https://qihouseholdings.com.