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SAU SAN TONG HOLDINGS LIMITED

修身堂控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 8200)

SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO DISCLOSEABLE AND CONNECTED TRANSACTION – ACQUISITION OF THE ENTIRE ISSUED SHARE CAPITAL OF TARGET COMPANY

Reference is made to the announcement (the “**Announcement**”) of Sau San Tong Holdings Limited (the “**Company**”) dated 25 June 2026 in relation to the discloseable transaction involving acquisition of the entire issued share capital of target company.

The Company would like to supplement the Announcement with the following information regarding connected transaction at subsidiary level, the information of the vendor and the information about the valuation

CONNECTED TRANSACTION AT THE SUBSIDIARY LEVEL

As at the date of this announcement, a wholly-owned subsidiary of the Vendor holds a 25% equity interest in Sau San Tong Investment Holdings Limited (the “**Subsidiary**”), an indirect non-wholly owned subsidiary of the Company.

Pursuant to GEM Rule 20.11, the Vendor, as the holding company of the Substantial Shareholder of the Subsidiary, is deemed a substantial shareholder of the Subsidiary. Accordingly, the Vendor is a connected person at the subsidiary level of the Company under GEM Rule 20.07(1).

INFORMATION OF THE VENDOR

The Vendor is a company incorporated in the Cayman Islands with limited liability. To the best of the Directors’ knowledge, information, and belief, having made all reasonable enquiries, EJE (Hong Kong) Holdings Limited is a delisted company with widely dispersed shareholding and has no less than 15 shareholders. As of the date of this announcement, the ultimate beneficial owner of the Vendor is Mr. Chang Tin Duk, Victor, with a 55.53% interest in the Vendor. No other individual shareholder or ultimate beneficial owner holds a 10% or more controlling interest in the Vendor.

The original acquisition cost of the property by the Vendor was HK\$16,500,000

* For identification purpose only

DEFINITIONS OF THE CAPITALISED TERMS AND CLARIFICATION

Regarding the definition of “Encumbrances”, the Company would like to define that it shall be “any charge, claim, equitable interest, lien, option, pledge, bill of sale, security interest, right of first refusal, or similar restriction of any kind (including any restriction on use, voting, transfer, receipt of income, or exercise of any other ownership interest) or interest under any contract or trust or any other third party interest of whatsoever nature over or in the relevant shares, assets or property; and “encumber” means to create, or permit to be created or subsisting, any of the foregoing”. “Subsidiary”, the Company would like to define that it shall be “Sau San Tong Investment Holdings Limited, a company incorporated in Hong Kong with limited liability, which is an indirect non-wholly owned subsidiary of the Company”. “Office”, the Company would like to further define that it shall be the “commercial office”.

The Company would like to clarify an inadvertent typographical error on page 3 and page 5 of the Announcement which should be read as follow respectively (with the changes underlined for easy reference):

“The Consideration of HK\$10.8 million was determined after considering the following matters, consisting of mainly (i) the agreed value of the Property with reference to the prevailing market value of the Property of HK\$10.2 million as at 25 June 2026 as indicated by an independent professional valuer; and (ii) the unaudited net asset value of Target Company (after excluding the Property) of approximately HK\$0.6 million as at 30 May 2026. The unaudited net asset value of the Target Company (excluding the Sale Debt) is approximately HK\$10.8 million as at 30 May 2026. The Directors believe that the above provides a reasonable basis for its assessment of the value of the Properties and the Sale Debt.” and

“The unaudited net asset value (after excluding the Property) of the Target Company as at 31 March 2026 was approximately HK\$0.6 million. The unaudited net asset value of the Target Company as at 31 March 2026 (excluding the Sale Debt) is approximately HK\$10.8 million.”

VALUATION

The Consideration was arrived at after arm’s length negotiations between the parties on normal commercial terms taking into account the current valuation of the Property with saleable area of approximately 923 square feet at circa HK\$10,200,000 prepared by an independent valuer.

The responsible professionals of the independent valuer, namely Vincorn Consulting and Appraisal Limited, have been holding relevant qualifications including Fellow of the Hong Kong Institute of Surveyors, Fellow/Member of the Royal Institution of Chartered Surveyors, Registered Professional Surveyor (General Practice) under the Surveyors Registration Ordinance (Cap. 417) in Hong Kong and Registered Valuer of the Royal Institution of Chartered Surveyors. They have over 15 years of experience in the valuation of properties of similar magnitude and nature in the subject region. The Board has considered that the independent valuer is suitably qualified to carry out the valuation of the Property.

The valuation of the Property has been conducted on the basis of Market Value in accordance with the HKIS Valuation Standards 2024 issued by The Hong Kong Institute of Surveyors effective from 31 December 2024 with reference to the RICS Valuation – Global Standards, incorporating the International Valuation Standards, issued by the Royal Institution of Chartered Surveyors effective from 31 January 2025.

Market Approach has been adopted by the independent valuer as the principal approach for valuation. Market Approach is universally considered as the most accepted valuation approach for valuing most forms of property. This involves the analysis of recent market evidence of similar properties to compare with the subject under valuation. Each comparable is analysed on the basis of its unit rate; each attribute of the comparables is then compared with the subject and where there are any differences, the unit rate is adjusted in order to arrive at the appropriate unit rate for the subject. This is done by making percentage adjustments to the unit rate for various factors, such as time, location, building age, building quality and so on.

In the course of the valuation of the Property by the Independent Valuer, office sale comparables relevant to the Property in terms of property type, location, building age, size, floor level, and transaction date have been considered and analysed. A total of four office sale comparables located in Wan Chai, completed within 15 years from the completion year of the Property, transacted within 6 months on or before the valuation date, with a saleable area of larger than 300 sq.ft., and on a floor level of below 20th Floor have been identified and analysed. The unit rates of the adopted office sale comparables ranged from HK\$10,448 to HK\$14,373 per sq.ft. on the basis of effective saleable area. After due adjustments in terms of different aspects, including time, location, building age, floor level and size, have been made to the unit rates of the adopted comparables, the adjusted unit rates of the adopted office sale comparables ranged from HK\$9,709 to HK\$13,480 per sq.ft. on the basis of effective saleable area. The four adjusted unit rates of office sale comparables have been assigned with the same weight and represented a weighted average of HK\$11,060 per sq.ft. on the basis of effective saleable area of the Property.

The Board has considered that it's appropriate and reasonable to apply Market Approach for valuation of the Property since sale comparables of properties of the same kind are readily available in the market.

Save as disclosed above, all other information and content as set out in the Announcement remain unchanged.

For and on behalf of
SAU SAN TONG HOLDINGS LIMITED
Lei Nelson
Executive Director

Hong Kong, 14 August 2026

As at the date of this announcement, the Board comprises executive directors namely Mr. Mui Wai Sum and Mr. Lei Nelson; independent non-executive directors namely Mr. Au Siu Lun, Mr. Cheng Chun Hong and Ms. Tsang Tsz Nok, Aleen.

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

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