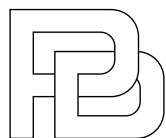


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POKFULAM DEVELOPMENT COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 225)

SUPPLEMENTAL ANNOUNCEMENT IN RESPECT OF DISCLOSEABLE TRANSACTION IN RELATION TO ACQUISITION OF PROPERTY

Reference is made to the announcement (the “**Announcement**”) of Pokfulam Development Company Limited (the “**Company**”) dated 29 December 2021 in relation to the discloseable transaction for the acquisition of property. Capitalised terms used herein shall have the same meanings as defined in the Announcement unless otherwise stated.

The Board hereby provides supplemental information on the identity and background of the ultimate beneficial owner of the Vendor, Star China Development Limited. To the best of the Directors’ knowledge, information and belief having made all reasonable enquiries, as of the date of this announcement, the ultimate beneficial owner of the Vendor is the estate of the late Mr. Tang Shing Bor, the administrator of such estate is yet to be appointed, and the ultimate beneficial owner of the Vendor is independent of and not connected with the Company and/or any of its connected persons. The board of directors of the Vendor approved the Provisional Agreement, the disposal of the Property and the transactions thereby contemplated on 29 December 2021.

The above supplemental information does not affect other information contained in the Announcement. Save as disclosed above, the contents of the Announcement remain unchanged.

By Order of the Board

Pokfulam Development Company Limited

Wong Tat Chang, Abraham

Chairman, Managing Director and Executive Director

Hong Kong, 5 January 2022

As at the date of this announcement, the Board comprises Mr. Wong Tat Chang, Abraham (Chairman and Managing Director), Mr. Wong Tat Kee, David and Mr. Wong Tat Sum, Samuel as Executive Directors, and Mr. Li Kwok Sing, Aubrey, Mr. Sit Hoi Wah, Kenneth and Mr. Seto Gin Chung, John as Independent Non-Executive Directors.