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SIS INTERNATIONAL HOLDINGS LIMITED

新龍國際集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock code: 00529)

SUPPLEMENTARY ANNOUNCEMENT DISCLOSEABLE AND CONNECTED TRANSACTION ACQUISITION OF PREFERRED SHARES OF A SUBSIDIARY

Reference is made to the announcement of the Company dated 25 November 2022 in relation to the Acquisition (the “Announcement”). Unless otherwise specified, capitalised terms used herein shall have the same meanings as those defined in the Announcement. This announcement is made for the purpose of providing further supplementary information to the Shareholders of the Company.

As stated in the Announcement, the Seller is Kenedix, Inc., a 30% indirectly owned associate company of ESR Group Limited (“ESR”) with its shares listed in the Stock Exchange (stock code: 01821) and the remaining 70% owned by SMFL Mirai Partners Company, Limited (a wholly owned subsidiary of Sumitomo Mitsui Finance and Leasing Company, Limited (“SMFL”). SMFL is owned 50% each by Sumitomo Mitsui Financial Group, Inc. (Japan stock code: 83160) and Sumitomo Corporation (Japan stock code: 80530).

Besides, as mentioned in the Announcement one of the basis to determine the consideration was the fair value of a major asset in the Target entity. The major asset being hold by the Target entity is a trust beneficial interest of a property (including land and building) which consists of a hotel, offices, and car park lots in Japan. Its fair value JPY6,080,000,000 (equivalent to HK\$334,400,000) as at 31 December 2021 was valued by independent property valuer by taking into account the capitalization of rental income potential, nature of property and market condition in Chiba, Japan.

The exchange rate adopted for the purpose of this announcement is HK\$0.055 to JPY 1. No representation is made that any amounts in JPY and HK\$ can be or could have been converted at the relevant dates at the above rates or at any other rates at all.

By Order of the Board of
SIS INTERNATIONAL HOLDINGS LIMITED
Lim Kia Hong
Chairman and Chief Executive Officer

Hong Kong, 7 December 2022

As at the date of this announcement, the executive directors are Mr. Lim Kia Hong, Mr. Lim Kiah Meng, Mr. Lim Hwee Hai and Madam Lim Hwee Noi. The independent non-executive directors are Mr. Lee Hiok Chuan, Ms. Ong Wui Leng and Mr. Ma Shiu Sun, Michael.

** For identification purposes only*