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IBI Group Holdings Limited

(incorporated in the Cayman Islands with limited liability)

(Stock code: 1547)

CHANGE OF INDEPENDENT NON-EXECUTIVE DIRECTORS AND CHANGE OF COMPOSITION OF BOARD COMMITTEES

RESIGNATION OF INDEPENDENT NON-EXECUTIVE DIRECTOR

The board (the “**Board**”) of directors (the “**Directors**”) of IBI Group Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) hereby announces that Mr. Martin Woods (“**Mr. Woods**”) will resign as an independent non-executive Director, a member of audit committee of the Company (the “**Audit Committee**”), a member of remuneration committee of the Company (the “**Remuneration Committee**”) and a member of nomination committee of the Company (the “**Nomination Committee**”) with effect from 30 September 2023 as he would like to devote more time to his other personal commitments.

Mr. Woods has confirmed that he has no disagreement with the Company and there are no circumstances relating to his resignation above which need to be brought to the attention of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and the shareholders of the Company (the “**Shareholders**”).

Taking this opportunity, the Board would like to express its appreciation and gratitude to Mr. Woods for his contribution and service to the Company during his tenure of office.

APPOINTMENT OF INDEPENDENT NON-EXECUTIVE DIRECTOR

The Board further announces that, following the resignation of Mr. Woods, Mr. Christopher John Brooke (“**Mr. Brooke**”) will be appointed as an independent non-executive Director, a member of the Audit Committee, a member of the Remuneration Committee and a member of the Nomination Committee with effect from 30 September 2023.

Mr. Brooke, aged 55, has over 30 years of experience in various fields of property industry. He is a global past president and a fellow member of The Royal Institution of Chartered Surveyors, a member of The Hong Kong Institute of Surveyors, a member of the Urban Land Institute and the chairman of Hong Kong, China Rugby and a member of the College Council of Malvern College Hong Kong. In addition, he is an independent non-executive director of Link Asset Management Limited (a company listed on the Main Board of the

Stock Exchange, stock code: 00823) and a manager of Link Real Estate Investment Trust since May 2018. He is also a member of the advisory board of Kerb Holdings Company Pty Limited and a business advisor to both VationX and Peace, Inc..

From October 2016 and March 2020, Mr. Brooke was a co-founder and director of Brooke Husband Limited. Prior to this period, he held a number of senior management positions at CBRE, relating to both China and Asia, from July 2002 and December 2015 (including his last position as Executive Managing Director, Consulting, Asia Pacific). He was also a long-standing member of the Asia Pacific Strategic Group within CBRE. He held various positions at Brooke Hillier Parker, Brooke International and Insignia Brooke from March 1992 and July 2003 before joining CBRE in 2003 via the acquisition of Insignia Brooke by CBRE.

Mr. Brooke obtained a Bachelor of Arts degree in Land Economy from the University of Cambridge in United Kingdom.

Mr. Brooke has entered into a letter of appointment with the Company and will be subject to retirement by rotation and re-election at general meeting in accordance with the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”) and the Articles of Association of the Company. Mr. Brooke will be entitled to a director’s remuneration of HK\$240,000 per annum which has been determined by the Board with reference to his duties and experience and the prevailing marketing conditions.

Save as disclosed above, Mr. Brooke (i) does not have any interests in the shares or underlying shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong); (ii) does not have any relationships with any directors, senior management or substantial or controlling shareholders of the Company; (iii) does not hold any position in the Company or any subsidiary of the Company; and (iv) has not held any directorship in any listed public companies in the last three years.

Mr. Brooke has confirmed that he has met the independent criteria as set out in Rule 3.13 of the Listing Rules. Save as disclosed above, there is no information that is required to be disclosed in accordance with Rules 13.51(2)(h) to 13.51(2)(v) of the Listing Rules, nor any other matters that need to be brought to the attention of the Shareholders in relation to his appointment as an independent non-executive Director.

The Board would like to take this opportunity to welcome Mr. Brooke to the Board.

By order of the Board
IBI Group Holdings Limited
Neil David Howard
Chairman

Hong Kong, 29 September 2023

As at the date of this announcement, the executive Directors are Mr. Neil David Howard and Mr. Steven Paul Smithers; and the independent non-executive Directors are Mr. Robert Peter Andrews, Mr. David John Kennedy and Mr. Christopher John Brooke.