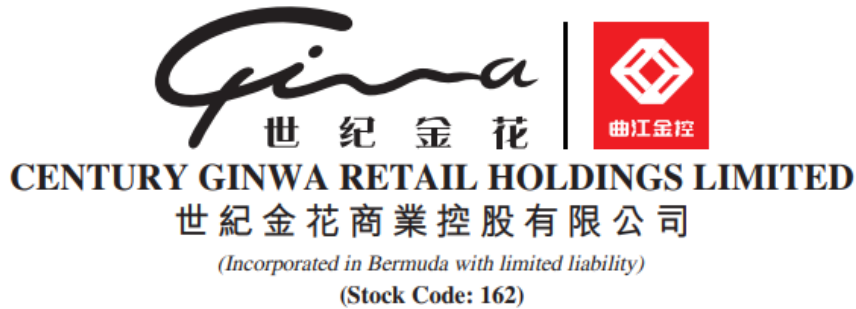


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## **SUPPLEMENTAL ANNOUNCEMENT**

### **INSIDE INFORMATION ANNOUNCEMENT**

#### **IN RELATION TO A LITIGATION CASE**

Reference is made to the announcement of Century Ginwa Retail Holdings Limited (the “**Company**”) dated 23 May 2024 in relation to a litigation case (the “**Announcement**”). Unless otherwise defined, capitalized terms used in this supplemental announcement shall have the same meanings as defined in the Announcement. The Company would like to provide the following additional information:

The “Xi’an Centre” development project (the “**Project**”) is a complex comprising office buildings, service apartments and commercial properties, and the Property to be purchased by the Purchaser (a subsidiary of the Company) is the commercial properties of the Project. As at the date of this announcement, to the best knowledge of the Company, (a) the main construction status of the Property is as below: the building structure of the commercial podium has been completed, the internal mechanical and electrical installation and decoration are not yet under construction, and the construction of the outer curtain wall is approximately 55% completed; (b) the other parts of the Project are also under construction; and (c) the Project Company has obtained a pre-sale permit for commodity housing for certain apartments in the Project.

Since the Project Company delayed the delivery, the Purchaser has continued negotiating with the Project Company on the reasons for the delay in delivery and the estimated delivery time, but cannot reach a consensus. To safeguard its legitimate interests, the Purchaser filed a civil complaint to the court requesting the Project Company to undertake the corresponding default penalty for delayed delivery pursuant to the Agreements. Considering that the reasons for delayed delivery have a significant impact on the determination of the amount of default penalty and is still subject to the identification and judgment of the court, the company will make further announcement on any material development in relation to the above litigation case (including the reasons for delayed delivery) as and when appropriate.

Save as disclosed above, all other information in the Announcement shall remain unchanged.

By order of the Board  
**Century Ginwa Retail Holdings Limited**  
**Yao Jiangan**  
*Chairman*

Hong Kong, 3 June 2024

*As at the date of this announcement, the Board comprises three executive Directors, being Mr. Yao Jiangan, Mr. Qin Chuan and Ms. Wan Qing; two non-executive Directors, being Mr. Huang Zhihua and Mr. Chen Shuai, and three independent non-executive Directors, being Mr. Tsang Kwok Wai, Mr. Ruan Xiaofeng and Ms. Song Hong.*