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CHINA SCE GROUP HOLDINGS LIMITED

中駿集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1966)

CONTINUING CONNECTED TRANSACTIONS RENEWAL OF TRANSACTIONS UNDER EXISTING ADVISORY AND OPERATIONAL SERVICE FRAMEWORK AGREEMENT AND TENANCY AGREEMENT

NEW CCT AGREEMENTS

Reference is made to the announcement of the Company dated 9 September 2022 in relation to, amongst others, the continuing connected transactions under the Existing Advisory and Operational Service Framework Agreement and the Existing Tenancy Agreement. Pursuant to the Existing Advisory and Operational Service Framework Agreement, the Funlive Group shall provide advisory and operational services to the Group. Pursuant to the Existing Tenancy Agreement, Shanghai Junbang (an indirect wholly-owned subsidiary of the Company) shall lease certain premises to Shanghai Funlive (an indirect wholly-owned subsidiary of Funlive Holdings) for use as office premises. The term of each of the Existing CCT Agreements commenced on 16 September 2022 and shall end on 31 December 2024 (both dates inclusive).

Given that the Existing CCT Agreements are due to expire on 31 December 2024, on 31 December 2024, the Group and the Funlive Group entered into the New CCT Agreements such that the Group and the Funlive Group could continue to enjoy the services of each other immediately following expiry of the Existing CCT Agreements on substantially the same terms for the three-year period commencing on 1 January 2025 and ending on 31 December 2027.

Listing Rules Implications

As at the date of the New CCT Agreements, Funlive Holdings was indirectly held as to 86% in aggregate by Mr. Wong, the chairman of the Board, an executive Director and a controlling Shareholder holding indirectly approximately 50.21% of the total number of issued Shares, and his associate. Accordingly, Funlive Holdings was a majority-controlled company held indirectly by Mr. Wong and his associate and each member of the Funlive Group was an associate of Mr. Wong. Hence, each member of the Funlive Group was a connected person of the Company and the transactions contemplated under the New CCT Agreements constitute continuing connected transactions under Chapter 14A of the Listing Rules.

Based on the largest aggregate annual cap in respect of the continuing connected transactions contemplated under the New CCT Agreements during the term thereof, one or more of the applicable percentage ratios exceed(s) 0.1% but all such ratios fall below 5%, and the total consideration exceeds HK$3 million. Therefore, such continuing connected transactions are subject to the announcement, annual review and annual reporting requirements but exempt from the circular (including independent financial advice) and independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

THE NEW CCT AGREEMENTS

Reference is made to the announcement of the Company dated 9 September 2022 in relation to, amongst others, the continuing connected transactions under the Existing Advisory and Operational Service Framework Agreement and the Existing Tenancy Agreement. Pursuant to the Existing Advisory and Operational Service Framework Agreement, the Funlive Group shall provide advisory and operational services to the Group. Pursuant to the Existing Tenancy Agreement, Shanghai Junbang (an indirect wholly-owned subsidiary of the Company) shall lease certain premises to Shanghai Funlive (an indirect wholly-owned subsidiary of Funlive Holdings) for use as office premises. The term of each of the Existing CCT Agreements commenced on 16 September 2022 and shall end on 31 December 2024 (both dates inclusive).

Given that the Existing CCT Agreements are due to expire on 31 December 2024, on 31 December 2024, the Group and the Funlive Group entered into the New CCT Agreements such that the Group and the Funlive Group could continue to enjoy the services of each other immediately following expiry of the Existing CCT Agreements on substantially the same terms for the three-year period commencing on 1 January 2025 and ending on 31 December 2027. Set forth below are further details of each of the New CCT Agreements:

(a) The New Advisory and Operational Service Framework Agreement

The New Advisory and Operational Service Framework Agreement contains the following major terms:

Date:	31 December 2024
Parties:	(1) Funlive Holdings (for itself and as trustee for the benefits of its subsidiaries from time to time) as supplier (2) the Company (for itself and as trustee for the benefits of its subsidiaries from time to time) as customer
Term:	Commencing on 1 January 2025 and ending on 31 December 2027 (both dates inclusive)
Service scope:	The Funlive Group should provide the Group with the following services under the New Advisory and Operational Service Agreement: (i) marketing management services in respect of each relevant apartment project of the Group, including provision of on-site project-based sales staff, planning and advising on marketing activities, and management of online and offline marketing channels; and (ii) operational management services in respect of each relevant apartment project of the Group, including advising on positioning, budget preparation, and provision of information system services, human resource services, financial management services and lease operations management services.
Service fee:	The Funlive Group shall charge the Group ● in respect of its marketing management services, the actual costs incurred in the provision of such services, which shall be ascertained based on the breakdown to be provided on a monthly basis by the Funlive Group to the Group for review and approval; and

- in respect of its operational management services, a service fee at the rate of 5% of the revenue generated from each relevant apartment project of the Group,

provided that the service fees are subject to adjustment from time to time to make sure that the terms and conditions shall not be less favourable to the Group than those offered by Independent Third Party suppliers to the Group for provision of the same and/or comparable services from time to time.

The above pricing formulae (including the rates of the service fees) have been determined and agreed by Funlive Holdings and the Company after arm's length negotiations. In determining the pricing formulae, the Company had taken into account, among others, the market practices under which and the prevailing market rates at which service fees for the same and/or comparable services are charged, so as to ensure that the pricing formulae prescribed in the New Advisory and Operational Service Framework Agreement are fair and reasonable, on normal commercial terms, and not less favourable to the Group than the pricing formulae proposed and/or the prices offered by Independent Third Party suppliers.

Individual agreement: Within the framework established under the New Advisory and Operational Service Framework Agreement, during the term thereof, Funlive Holdings (and/or its relevant subsidiary(ies)) and the Company (and/or its relevant subsidiary(ies)) will, from time to time and as and when necessary, enter into individual agreement(s) on a per-transaction basis in respect of specific apartment project(s) of the Group for which services of the Funlive Group are to be provided, which shall set forth the detailed and specific terms and conditions of the transactions to be conducted under the New Advisory and Operational Service Framework Agreement.

The terms and conditions of all such individual agreements shall be within the ambit of the New Advisory and Operational Service Framework Agreement and align with the principles, guidelines, terms and conditions laid down or contained in the New Advisory and Operational Service Framework Agreement in all material aspects. In case of any inconsistency, the provisions of the New Advisory and Operational Service Framework Agreement shall prevail.

Annual Caps

Historical Figures

The table below sets forth the details of the amounts of the previous continuing connected transactions conducted under the Existing Advisory and Operational Service Framework Agreement:

Period	**Annual cap**	**Actual transaction amount**
	RMB million	*RMB million*
Year ended 31 December 2022 *(Note 1)*	4.0	3.3
Year ended 31 December 2023	25.0	14.5
Year ended 31 December 2024	39.0	8.9 *(Note 2)*

Notes:

(1) The annual cap for the year ended 31 December 2022 covers the period from 16 September 2022 and up to 31 December 2022.

(2) The actual transaction amount reported covers the period from 1 January 2024 and up to 30 November 2024.

The Directors expect that during the period from 1 January 2024 and up to the date of this announcement, the aggregate amount of the service fees payable by the Group to the Funlive Group in connection with the services provided by the Funlive Group to the Group under the Existing Advisory and Operational Service Framework Agreement has not exceeded the annual cap for the year ended 31 December 2024 of RMB39.0 million.

Annual Caps for the Three Years ending 31 December 2027

The Directors expect that the aggregate amount of the service fees payable by the Group to the Funlive Group in connection with the services to be provided by the Funlive Group to the Group under the New Advisory and Operational Service Framework Agreement will not exceed RMB10.0 million for the year ending 31 December 2025, RMB13.0 million for the year ending 31 December 2026 and RMB19.0 million for the year ending 31 December 2027.

The above annual caps were determined on the basis of

(i) the historical amount of service fees paid by the Group to the Funlive Group under the Existing Advisory and Operational Service Framework Agreement in connection with those types of services the Funlive Group shall continue to provide to the Group under the New Advisory and Operational Service Framework Agreement, i.e. marketing management services and operational management services:

	Marketing management services *RMB million*	**Operational management services** *RMB million*
Year ended 31 December 2022 (covering the period from 16 September 2022 and up to 31 December 2022)	0.9	2.4
Year ended 31 December 2023	1.5	13.0
Year ended 31 December 2024 (covering the period from 1 January 2024 and up to 30 November 2024)	4.3	4.6

(ii) in respect of its marketing management services, the number of relevant apartment projects of the Group in respect of which such services were provided during the year ended 31 December 2022 (covering the period from 16 September 2022 and up to 31 December 2022), the year ended 31 December 2023 and the year ended 31 December 2024 (covering the period from 1 January 2024 and up to 30 November 2024) respectively, i.e. eight, eight and eight, and the expected number of relevant apartment projects of the Group in respect of which such services are expected to be provided during the years ending 31 December 2025, 2026 and 2027 respectively, i.e. seven, eight and 11; and

(iii) in respect of its operational management services,

(a) the rate of service fee of 5% of the revenue generated from each relevant apartment project of the Group, as provided in the New Advisory and Operational Service Framework Agreement ; and

(b) the expected revenue in the amount of approximately RMB122.0 million, RMB145.1 million and RMB217.0 million to be generated from the seven, eight and 11 relevant apartment projects of the Group in respect of which such services are expected to be provided during the years ending 31 December 2025, 2026 and 2027 respectively.

(b) The New Tenancy Agreement

The details of the New Tenancy Agreement are as follows:

Date:	31 December 2024
Parties:	(1) Shanghai Junbang as lessor (2) Shanghai Funlive as lessee
Term:	Commencing on 1 January 2025 and ending on 31 December 2027 (both dates inclusive)
Premises:	Certain areas of 6/F, No.2, SCE Plaza, Lane 1688, Shenchang Road, Minhang District, Shanghai, The PRC
Rentable area:	Approximately 999 square metres
Rental:	Shanghai Funlive shall pay to Shanghai Junbang a rental at the daily rate of RMB3 per square metre. The rental has been determined and agreed by Shanghai Junbang and Shanghai Funlive after arm's length negotiations taking into account prevailing market rates of the rentals of office premises of comparable sizes in adjacent areas or other comparable locations, so as to ensure that the rental to be charged by the Group will be fair and reasonable and on normal commercial terms.
User:	Shanghai Funlive shall use the premises as its office.

Annual Caps

Historical Figures

The table below sets forth the details of the amounts of the previous continuing connected transactions conducted under the Existing Tenancy Agreement:

Period	**Annual cap** *RMB million*	**Actual transaction amount** *RMB million*
Year ended 31 December 2022 *(Note 1)*	0.7	0.5
Year ended 31 December 2023	2.2	1.4
Year ended 31 December 2024	2.2	0.9 *(Note 2)*

Notes:

(1) The annual cap for the year ended 31 December 2022 covers the period from 16 September 2022 and up to 31 December 2022.

(2) The actual transaction amount reported covers the period from 1 January 2024 and up to 30 November 2024.

The Directors expect that during the period from 1 January 2024 and up to the date of this announcement, the aggregate amount of rental payable by Shanghai Funlive to Shanghai Junbang under the Existing Tenancy Agreement has not exceeded the annual cap for the year ended 31 December 2024 of RMB2.2 million.

Annual Caps for the Three Years ending 31 December 2027

The annual cap in respect of the continuing connected transactions contemplated under the New Tenancy Agreement is fixed at RMB1.5 million for each of the three years ending 31 December 2027.

The above annual caps were determined on the basis of

(i) the historical amount of rental paid by Shanghai Funlive to Shanghai Junbang for the lease of the premises of approximately RMB0.5 million for the year ended 31 December 2022 (covering the period from 16 September 2022 and up to 31 December 2022), RMB1.4 million for the year ended 31 December 2023 and RMB0.9 million for the year ended 31 December 2024 (covering the period from 1 January 2024 and up to 30 November 2024) respectively;

(ii) the rentable area of the premises of approximately 999 square metres; and

(iii) the rental at the daily rate of RMB3 per square metre as provided in the New Tenancy Agreement.

Internal Control Measures

The Company has implemented the following internal control measures to monitor the pricing and other terms of the continuing connected transactions contemplated under the New CCT Agreements, so as to ensure that such transactions will be entered into and conducted on normal commercial terms:

(1) prior to entering into each individual agreement under the New Advisory and Operational Service Framework Agreement,

(a) the legal department, the financial department and the operation department of the Company are responsible for negotiating the contractual terms with reference to prevailing levels of service fees charged by other suppliers for comparable services. In particular, the Group will obtain quotations from at least two Independent Third Party suppliers for services comparable to those to be provided by the Funlive Group under the New Advisory and Operational Service Framework Agreement. Based on these quotations and reference terms, the Group will determine whether the rates of service fees as prescribed in the New Advisory and

Operational Service Framework Agreement represent the prevailing market rates with reference to the facts and circumstances then existing. If there lies any material deviation, the Group may negotiate with the Funlive Group for adjustments to the rates of service fees, and individual agreements will only be entered into upon conclusion of the negotiations if the terms and conditions set out therein are not less favourable to the Group than those offered by Independent Third Party suppliers for provision of the same and/or comparable services under the then prevailing circumstances; and

(b) where applicable, pricing requirements prescribed under relevant local laws and regulations and guidance prices stipulated by local authorities will also be taken into account.

The above procedures serve to ensure that the fees to be charged and other terms and conditions of the individual agreements will be in conformity with the principles, guidelines, terms and conditions laid down or contained in the New Advisory and Operational Service Framework Agreement, in full compliance with applicable laws and regulations, fair and reasonable, on normal commercial terms and not less favourable to the Group than those available from Independent Third Parties.

The financial department is responsible for the final approval of the terms of the individual agreements under the New Advisory and Operational Service Framework Agreement;

(2) throughout the term of the New CCT Agreements, the operation department and the financial department of the Company are responsible for continuous monitoring of the implementation of the New Tenancy Agreement and the individual agreements under the New Advisory and Operational Service Framework Agreement. In particular, the operation department and the financial department of the Company will

(a) collect detailed information of the continuing connected transactions (including but not limited to the pricing terms, payment arrangements and actual transaction amounts) conducted on a regular basis;

(b) monitor adherence to the terms and conditions, including the pricing terms, set forth in the New Tenancy Agreement and the individual agreements under the New Advisory and Operational Service Framework Agreement by the parties thereto;

(c) conduct continuous evaluation of the fairness of the terms and conditions of the New Tenancy Agreement and the individual agreements under the New Advisory and Operational Service Framework Agreement; and

(d) report relevant information, including but not limited to any deviation in the performance of the New Tenancy Agreement and the individual agreements under the New Advisory and Operational Service Framework Agreement from the terms and conditions thereof, to the management of the Group and the Board for further actions in a timely manner; and

(3) in addition, the management of the Group will perform spot checks on implementation of the New CCT Agreements and the individual agreements thereunder to ensure compliance with the terms and conditions as and when necessary.

On top of the above, the Group will also adopt the following internal control measures in respect of the continuing connected transactions contemplated under the New CCT Agreements:

(i) dedicated personnel of the Group will be responsible for regular monitoring of the continuing connected transactions conducted under the New CCT Agreements to ensure that the relevant annual caps will not be exceeded;

(ii) the Company will engage its auditor to conduct annual reviews of the continuing connected transactions conducted under the New CCT Agreements and confirm whether such continuing connected transactions have been executed in accordance with the pricing policies of the Group in all material respects, entered into in all material respects in accordance with the pricing terms and other terms and conditions set forth in the New CCT Agreements, and conducted within the relevant annual caps; and

(iii) the independent non-executive Directors will review the continuing connected transactions entered into pursuant to the New CCT Agreements on an annual basis and confirm in the annual reports of the Company for the years ending 31 December 2025, 2026 and 2027 whether such continuing connected transactions have been entered into in the ordinary and usual course of business of the Group, on normal commercial terms or better, and in accordance with the New CCT Agreements on terms that are fair and reasonable and in the interests of the Shareholders as a whole.

The Directors consider that the pricing terms, together with the above internal control procedures to be carried out by the Group, suffice to ensure that the continuing connected transactions contemplated under the New CCT Agreements will be conducted on normal commercial terms that are fair and reasonable and in the interests of the Group and the Shareholders as a whole.

Reasons for the Continuing Connected Transactions

The Funlive Group is principally engaged in asset investments advisory, apartments development management and lease operations management in the PRC. The marketing management services and operational management services provided by the Funlive Group have facilitated the effective planning and execution of the Group's apartment projects, offering substantive support for the Group's principal business in connection with apartments development. The Directors consider that it will be in the best interests of the Group to have uninterrupted access to the advisory and operational services of the Funlive Group following expiry of the Existing Advisory and Operational Service Framework Agreement, such that the Group can continue to take advantage of the Funlive Group's competitive strength in the industry and local market experience and expertise in the relevant areas to guarantee effectual implementation of its apartments development strategies and plans.

On the other hand, the Funlive Group has been headquartered and conducting its office operations in premises owned by the Group. The Group is keen to continue to furnish the Funlive Group with such necessary support following expiry of the Existing Tenancy Agreement, which will not only serve to generate revenue for the Group in the form of rental income, but also avoid significant changes in or disruptions to the business operations of the Funlive Group to enable continuous and efficacious collaboration between the Group and the Funlive Group.

For the reasons set forth above, the Funlive Group and the Group are both minded to build on the amicable business relationship and mutual understanding and trust gained through the previous business dealings and extend the business collaboration for a further term of three years through conclusion of the New CCT Agreements.

The terms and conditions of the New CCT Agreements were negotiated between the parties thereto on an arm's length basis. The Directors (including the independent non-executive Directors) are of the view that the terms and conditions of the New CCT Agreements are fair and reasonable and in the interests of the Shareholders as a whole, and the continuing connected transactions contemplated under the New CCT Agreements are on normal commercial terms, in the ordinary and usual course of business of the Group and in the interests of the Company and the Shareholders as a whole.

As at the date of the New CCT Agreements, Funlive Holdings was directly held as to 71% by a company ultimately beneficially owned as to (i) 51% by Mr. Wong (the chairman of the Board and an executive Director); (ii) 8% by Mr. Chen Yuanlai (an executive Director); (iii) 8% by Mr. Cheng Hiu Lok (an executive Director); and (iv) 28% by an associate of Mr. Wong. In addition, as at the date of the New CCT Agreements, Funlive Holdings was directly held as to 15% by another company which was held by Mr. Huang Youquan (an executive Director) and an associate of Mr. Wong. Save as disclosed above, none of the Directors and their associates has or is deemed to have any material interest in the New CCT Agreements and the transactions contemplated thereunder. Mr. Wong, Mr. Chen Yuanlai, Mr. Cheng Hiu Lok and Mr. Huang Youquan have abstained from voting on the resolutions approving the New CCT Agreements and the transactions contemplated thereunder at the relevant meeting of the Board.

Information about the Group

The Company is an investment-holding company. The Group as a whole is principally engaged in the businesses of property development, property investment, property management and project management.

Information about the Funlive Group

Funlive Holdings is an investment-holding company incorporated in the Cayman Islands with limited liability. The Funlive Group as a whole is principally engaged in asset investments advisory, apartments development management and lease operations management in the PRC.

As at the date of the New CCT Agreements, the ultimate beneficial owner of Funlive Holdings was Mr. Wong, the chairman of the Board, an executive Director and a controlling Shareholder holding indirectly approximately 50.21% of the total number of issued Shares, who indirectly held 71% of the shares in Funlive Holdings.

Listing Rules Implications

As at the date of the New CCT Agreements, Funlive Holdings was indirectly held as to 86% in aggregate by Mr. Wong, the chairman of the Board, an executive Director and a controlling Shareholder holding indirectly approximately 50.21% of the total number of issued Shares, and his associate. Accordingly, Funlive Holdings was a majority-controlled company held indirectly by Mr. Wong and his associate and each member of the Funlive Group was an associate of Mr. Wong. Hence, each member of the Funlive Group was a connected person of the Company and the transactions contemplated under the New CCT Agreements constitute continuing connected transactions under Chapter 14A of the Listing Rules.

Based on the largest aggregate annual cap in respect of the continuing connected transactions contemplated under the New CCT Agreements during the term thereof, one or more of the applicable percentage ratios exceed(s) 0.1% but all such ratios fall below 5%, and the total consideration exceeds HK$3 million. Therefore, such continuing connected transactions are subject to the announcement, annual review and annual reporting requirements but exempt from the circular (including independent financial advice) and independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

DEFINITIONS

The following terms shall have the meanings set forth below in this announcement unless otherwise specified or the context requires otherwise:

"associate(s)"	has the meaning ascribed to it under the Listing Rules
"Board"	the board of Directors
"BVI"	the British Virgin Islands
"Company"	China SCE Group Holdings Limited (中駿集團控股有限公司), a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Main Board of the Stock Exchange
"connected person(s)"	has the meaning ascribed to it under the Listing Rules

"continuing connected transaction(s)"	has the meaning ascribed to it under the Listing Rules
"controlling Shareholder"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company
"Existing Advisory and Operational Service Framework Agreement"	the framework agreement dated 9 September 2022 entered into between Funlive Holdings (for itself and as trustee for the benefits of its subsidiaries from time to time) as supplier and the Company (for itself and as trustee for the benefits of its subsidiaries from time to time) as customer in relation to the provision of advisory and operational services by the Funlive Group to the Group for the term which commenced on 16 September 2022 and ended on 31 December 2024 (both dates inclusive)
"Existing CCT Agreements"	collectively, the Existing Advisory and Operational Service Framework Agreement and the Existing Tenancy Agreement
"Existing Tenancy Agreement"	the tenancy agreement dated 9 September 2022 entered into between Shanghai Junbang as lessor and Shanghai Funlive as lessee in relation to the lease of certain premises by Shanghai Junbang to Shanghai Funlive for use as office premises for the term which commenced on 16 September 2022 and ended on 31 December 2024 (both dates inclusive)
"Funlive Group"	collectively, Funlive Holdings and its subsidiaries from time to time
"Funlive Holdings"	Funlive Holdings Limited (方隅控股有限公司), a company incorporated in the Cayman Islands with limited liability
"Group"	collectively, the Company and its subsidiaries from time to time
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Independent Third Party(ies)"	individual(s) or company(ies) who/which, to the best of the knowledge, information and belief of the Directors having made due and careful enquiries, is(are) not connected person(s) of the Company
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange

"majority-controlled company"	has the meaning ascribed to it under the Listing Rules
"Mr. Wong"	Mr. Wong Chiu Yeung, the chairman of the Board, an executive Director and a controlling Shareholder holding indirectly approximately 50.21% of the total number of issued Shares as at the date of the New CCT Agreements
"New Advisory and Operational Service Framework Agreement"	the framework agreement dated 31 December 2024 entered into between Funlive Holdings (for itself and as trustee for the benefits of its subsidiaries from time to time) as supplier and the Company (for itself and as trustee for the benefits of its subsidiaries from time to time) as customer in relation to the provision of advisory and operational services by the Funlive Group to the Group for the term commencing on 1 January 2025 and ending on 31 December 2027 (both dates inclusive)
"New CCT Agreements"	collectively, the New Advisory and Operational Service Framework Agreement and the New Tenancy Agreement
"New Tenancy Agreement"	the tenancy agreement dated 31 December 2024 entered into between Shanghai Junbang as lessor and Shanghai Funlive as lessee in relation to the lease of certain premises by Shanghai Junbang to Shanghai Funlive for use as office premises for the term commencing on 1 January 2025 and ending on 31 December 2027 (both dates inclusive)
"PRC"	the People's Republic of China, which, for the purpose of this announcement, excludes Hong Kong, the Macao Special Administrative Region of the People's Republic of China and Taiwan
"RMB"	Renminbi, the lawful currency of the PRC
"Shanghai Funlive"	Shanghai Funlive Apartment Management Limited (上海方隅公寓管理有限公司), a limited company established in the PRC and an indirect wholly-owned subsidiary of Funlive Holdings
"Shanghai Junbang"	Shanghai Junbang Trading Co., Ltd. (上海駿邦貿易有限公司), a limited company established in the PRC and an indirect wholly-owned subsidiary of the Company
"Share(s)"	ordinary share(s) of HK$0.10 each in the share capital of the Company
"Shareholder(s)"	holder(s) of the Shares

"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"%"	per cent.

By Order of the Board
China SCE Group Holdings Limited
Wong Chiu Yeung
Chairman

Hong Kong, 31 December 2024

As at the date of this announcement, the Board comprises five executive Directors, namely Mr. Wong Chiu Yeung, Mr. Chen Yuanlai, Mr. Cheng Hiu Lok, Mr. Huang Youquan and Ms. Zhang Haitao, and three independent non-executive Directors, namely Mr. Ting Leung Huel Stephen, Mr. Dai Yiyi and Mr. Mao Zhenhua.