Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

PARKSON RETAIL GROUP LIMITED
百盛商業集團有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock code: 3368)

INSIDE INFORMATION
SUCCESSFUL TENDER FOR A TENANCY OF THE PROPERTY IN MIANYANG CITY, SICHUAN PROVINCE, THE PEOPLE'S REPUBLIC OF CHINA

This announcement is made by Parkson Retail Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provision (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

SUCCESSFUL TENDER FOR A TENANCY

The board (the "**Board**") of directors (the "**Directors**") of the Company is pleased to announce that on 1 August 2025, Mianyang Shangma Parkson Plaza Commercial Management Co., Ltd.*(綿陽上馬百盛廣場商業管理有限公司)(the "**Subsidiary**"), an indirect wholly-owned subsidiary of the Company, has successfully won the bid in the tender (the "**Tender**") for the tenancy of Level 5 of the Talent Apartments Project located at Mianyang Science and Technology City New District*(綿陽科技城新區上馬功成人才公寓項目第五層物業) in Mianyang City, Sichuan Province, the People's Republic of China (the "**PRC**") (the "**Tenancy**") owned by Mianyang New Investment Industrial Co., Ltd.*(綿陽新投實業有限責任公司)(the "**Landlord**") at a bidding price of approximately RMB1.44 million per annum.

BASIC INFORMATION OF THE TENANCY

Parties	:	Tenant: Mianyang Shangma Parkson Plaza Commercial Management Co., Ltd.* (綿陽上馬百盛廣場商業管理有限公司), an indirect wholly-owned subsidiary of the Company Landlord: Mianyang New Investment Industrial Co., Ltd.* (綿陽新投實業有限責任公司) To the best of the knowledge, information and belief of the Directors, and having made all reasonable enquiries, the Landlord and its ultimate beneficial owners are third parties independent of, and not connected with the Company and its connected persons (as defined under the Listing Rules).
Property	:	Level 5 of the Talent Apartments Project located at Mianyang Science and Technology City New District* (綿陽科技城新區上馬功成人才公寓項目第五層物業) in Mianyang City, Sichuan Province, the PRC (the "**Property**")
Total Gross Area	:	approximately 4,801.25 sq. m.
Expected Tenancy Term	:	20 years, commencing from the date the Subsidiary's operation of the Property

The Subsidiary will enter into a cooperation agreement (the "**Cooperation Agreement**") with the Landlord within 15 business days after receiving the notification of successful tender. The rental and the terms of the Tenancy shall be subject to the Cooperation Agreement.

REASONS FOR AND BENEFITS OF THE TENANCY

The principal activities of the Group are the operation and management of a network of department stores, shopping malls, outlets and supermarkets mainly in the the PRC. The Board considers the Tenancy as a key driver for the Group's business expansion in Mianyang City, Sichuan Province of the PRC, and it is well aligned with the Group's strategic development plans in Sichuan Province. The Property is strategically located within a district of Mianyang City which has evolved into a vibrant commercial hub with growing economic potential. Given the prime location and promising outlook of the Property, the Board believes that the Tenancy will support the Group's long-term development in Sichuan Province and is in the interests of the Company and its shareholders as a whole.

GENERAL

As at the date of this announcement, no formal agreement has been entered into between the parties in respect of the Tender. Specific terms in respect of the Tenancy are subject to the Cooperation Agreement. The Tenancy, if materialised via the Cooperation Agreement, may constitute a notifiable transaction of the Company under Chapter 14 of the Listing Rules. The Company will make further announcement(s) as and when appropriate and comply with all other applicable requirements under the Listing Rules. Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

On behalf of the Board
PARKSON RETAIL GROUP LIMITED
Tan Sri Cheng Heng Jem
Executive Director & Chairman

1 August 2025

As at the date of this announcement, the Executive Directors of the Company are Tan Sri Cheng Heng Jem and Ms. Juliana Cheng San San, the Non-executive Director is Dato' Sri Dr. Hou Kok Chung and the Independent Non-executive Directors are Dato' Fu Ah Kiow, Mr. Yau Ming Kim, Robert and Datuk Koong Lin Loong.

* *The English name of the PRC established companies or entities and of the location of the Property are for reference only.*