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Gemdale Properties and Investment Corporation Limited

金地商置集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 535)

SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO THE 2024 ANNUAL REPORT

Reference is made to the annual report of Gemdale Properties and Investment Corporation Limited (the “**Company**”) for the year ended 31 December 2024 (the “**2024 Annual Report**”). Unless otherwise specified, capitalised terms used herein shall have the same meanings as those defined in the Company’s 2024 Annual Report and its announcement dated 18 December 2023. The board of directors of the Company would like to provide the following supplementary information in respect of the continuing connected transaction as disclosed in the 2024 Annual Report pursuant to Rule 14A.71(2) and (5) of the Listing Rules.

As disclosed on page 79 of the 2024 Annual Report that, on 18 December 2023, the SXH Tenancy Framework Agreement was entered into between Shanghai Jincheng and the Company, pursuant to which, Shanghai Jincheng (as landlord) will lease certain premises located on Xinhua Road, Shanghai to the Company, its subsidiaries and/or its associated companies for a term of three years commencing from 1 January 2024.

Shanghai Jincheng is a subsidiary of Gemdale Corporation, the ultimate controlling shareholder of the Company. Shanghai Jincheng is therefore a connected person of the Company under the Listing Rules. Accordingly, the Company entered into the SXH Tenancy Framework Agreement with Shanghai Jincheng constituted a continuing connected transaction of the Company under Chapter 14A of the Listing Rules.

The above information is supplemental to the 2024 Annual Report and does not affect the other information contained in the 2024 Annual Report. Save as disclosed in this announcement, the remaining contents of the 2024 Annual Report remain unchanged.

By Order of the Board

Gemdale Properties and Investment Corporation Limited

Xu Jiajun

Executive Director

Hong Kong, 22 August 2025

As at the date of this announcement, the Board comprises four executive Directors, namely Mr. Huang Juncan, Mr. Xu Jiajun, Mr. Li Ronghui and Mr. Wei Chuanjun; two non-executive Directors, namely Mr. Loh Lian Huat and Ms. Zhang Feiyun and three independent non-executive Directors, namely Mr. Hui Chiu Chung, Mr. Chiang Sheung Yee, Anthony and Mr. Xia Xinping.

** For identification purpose only*