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CENTURY GINWA RETAIL HOLDINGS LIMITED
世紀金花商業控股有限公司
(Incorporated in Bermuda with limited liability)
(Stock Code: 162)

INSIDE INFORMATION ANNOUNCEMENT IN RELATION TO A LITIGATION CASE

This announcement is made by Century Ginwa Retail Holdings Limited (the "**Company**", together with its subsidiaries, collectively the "**Group**") pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Reference are made to the Company's announcements dated 23 May 2024 and 3 June 2024 in relation to the litigation (the "**Announcements**"). Unless otherwise stated, capitalized terms used herein shall have the same meanings as defined in the Announcements.

On 25 August 2025, the Purchaser received a judgment from the Yanta District People's Court dated 21 July 2025, which stated the following:

1. The Project Company shall pay the Purchaser a liquidated damages of RMB200,376,000 within ten days of the effective date of the judgment; and

2. The Purchaser's remaining claims are dismissed.

If the Project Company fails to fulfill its monetary payment obligations within the period specified in the judgment, it shall pay double the interest on the debt for the period of delay in performance in accordance with Article 264 of the Civil Procedure Law of the People's Republic of China. The case acceptance fee of RMB1,885,840 shall be borne by the Project Company in the amount of RMB1,043,680, and by the Purchaser in the amount of RMB842,160.

If either party is dissatisfied with the judgment, they may file an appeal with the Yanta District People's Court within fifteen days of service of the judgment, and then appeal to the Xi'an Intermediate People's Court of Shaanxi Province. They may also file an appeal online with the Xi'an Intermediate People's Court within fifteen days of service of the judgment.

Shareholders and potential investors of the Company should exercise caution when dealing in the shares of the Company.

By order of the Board
Century Ginwa Retail Holdings Limited
Ma Wenzhong
Chairman

Hong Kong, 26 August 2025

As at the date of this announcement, the Board comprises four executive Directors, being Mr. Ma Wenzhong (Chairman), Mr. Choon Hoi Kit Edwin (Chief Executive Officer), Ms. Wan Qing and Ms. Zhang Wei; 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.