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 澳門勵駿創建有限公司
Macau Legend Development Ltd
Macau Legend Development Limited
澳門勵駿創建有限公司*
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 01680)

INSIDE INFORMATION
COMMENCEMENT OF PUBLIC TENDER IN RELATION TO
POTENTIAL DISPOSAL OF THE PROPERTY

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the SFO.

THE POTENTIAL DISPOSAL

The Board announces that, Zhuhai Lai Ieng, a company held as to 21.5% by the Company indirectly, intends to dispose of the Property by way of Public Tender. The Public Tender will commence at 10:00 a.m. on 1 September 2025 to 6:00 p.m. on 30 October 2025.

The notice of the Public Tender in relation to the Potential Disposal, which contains details of the Public Tender will be published on the website of Zhuhai Lai Ieng at <http://ponto-legend.com>. There is no initial tender price set for the Public Tender. The consideration will depend on the final bid price offered by the successful bidder.

POTENTIAL IMPLICATIONS UNDER THE LISTING RULES

The Potential Disposal, if materialised and subject to the terms of the final definitive agreement to be entered into by the parties, may constitute a notifiable transaction for the Company under Chapter 14 of the Listing Rules.

Further announcement(s) will be made by the Company if there is any material development in connection with the Potential Disposal as and when appropriate in accordance with the Listing Rules.

As at the date of this announcement, no binding agreement, arrangement or commitment in relation to the Potential Disposal has been entered into. As the Potential Disposal may or may not proceed, the shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

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Summary of material terms disclosed on the Public Tender Notice

Subject Matter

The Property is a mall located in the west side of Huandao East Road in the Hengqin Guangdong-Macao Deep Cooperation Zone, Guangdong Province, China, containing 971 real estate properties (including 109 commercial shops and 862 parking spaces). The Property shall be disposed on an “as is” basis and in the physical state and condition as it stands.

Tender guarantee

The bidder must provide Zhuhai Lai Ieng, being the tender issuer, with a tender guarantee of RMB15 million by way of bank transfer, bank guarantee or banker’s draft for the prompt fulfilment of all obligations arising from the submission of the bid. The tender guarantee may be forfeited by Zhuhai Lai Ieng on the occurrence of any of the following events:

- (i) the bidder withdrawing its tender before 6:00 p.m. on 30 November 2025; or
- (ii) the successful bidder failing to provide the successful bid guarantee of RMB15 million to the tender issuer in accordance with the terms of the Public Tender Notice.

Conditions precedent

The completion of the Potential Disposal is conditional upon, among other things: (i) satisfying all applicable announcement and approval requirements under the Listing Rules by the Company, and (ii) either (a) not exercising the right of first refusal by the Property’s lessee within the stipulated period; or (b) obtaining a duly executed waiver of such right from the lessee.

INFORMATION OF ZHUHAI LAI IENG

Zhuhai Lai Ieng is a company incorporated in the PRC. It is a wholly-owned subsidiary of Lai Ieng Investment Company Limited (勵盈投資有限公司), which in turn is held as to 21.5% by the Company indirectly. Zhuhai Lai Ieng is principally engaged in the business of property management.

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DEFINITIONS

In this announcement, the following terms and expressions shall, unless the context requires otherwise, have the following meanings:

“Board”	the board of Directors
“Company”	Macau Legend Development Limited, a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Main Board of the Stock Exchange (stock code: 01680)
“Directors”	director(s) of the Company
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange, as amended, supplemented or otherwise modified from time to time
“Potential Disposal”	the potential disposal of the Property by Zhuhai Lai Ieng
“PRC”	People’s Republic of China, for the sole purpose of this announcement, excludes Taiwan, Hong Kong, Macau Special Administrative Region of the People’s Republic of China

“Property”	the mall located in the west side of Huandao East Road in the Hengqin Guangdong-Macao Deep Cooperation Zone, Guangdong Province, China, and is owned by Zhuhai Lai Ieng
“Public Tender”	the public tender process for the Potential Disposal
“Public Tender Notice”	the notice of the Public Tender in relation to the Potential Disposal published by the Company on the website of Zhuhai Lai Ieng on 1 September 2025
“Renminbi”	Renminbi, the lawful currency of the PRC
“SFO”	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
“Tender Period”	the tender period of the Public Tender, commencing from 10:00 a.m. on 1 September 2025 to 6:00 p.m. on 30 October 2025
“Zhuhai Lai Ieng”	Zhuhai Hengqin New Area Lai Ieng Commercial Management Limited* (珠海市橫琴新區勵盈商業管理有限公司), a company incorporated in the PRC and is the Public Tender issuer

By Order of the Board
Macau Legend Development Limited
Li Chu Kwan
Chairman, executive Director
and chief executive officer

Hong Kong, 29 August 2025

As at the date of this announcement, the executive Directors are Mr Li Chu Kwan and Ms Lam Shu Yan; the non-executive Directors are Ms Ho Chiulin, Laurinda, Mr Li Chun Tak and Mr Wong Che Man Eddy; and the independent non-executive Directors are Mr Lau Ngai Kee, Ricky, Mr Mak Ka Wing, Patrick and Ms Ma Cheuk Ling.

* *For identification purposes only*