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Shanghai Chicmax Cosmetic Co., Ltd.
上海上美化妝品股份有限公司
(A joint stock company incorporated in the People's Republic of China with limited liability)
(Stock Code: 2145)

SUPPLEMENTAL ANNOUNCEMENT ACQUISITION OF RIGHT-OF-USE ASSETS DISCLOSABLE TRANSACTION IN RELATION TO LEASE AGREEMENTS

Reference is made to the announcement of Shanghai Chicmax Cosmetic Co., Ltd. (the "**Company**", together with its subsidiaries from time to time, the "**Group**") dated 28 August 2025 ("**Announcement**") in relation to the lease agreements entered into between the Group, as tenant, and Shanghai Tianyu Shihong Enterprise Development Co., Ltd.* (上海天宇實宏企業發展有限公司), as landlord. Unless otherwise specified, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcement.

The Company would like to provide further information about the ultimate beneficial owners of Shanghai Tianyu Shihong. To the best of the knowledge, information and belief of the Directors and having made all reasonable enquiries, Shanghai Nuozhuo Enterprise Management Co., Ltd.* (上海諾卓企業管理有限公司), which held 55.0% in Shanghai Tianyu Shihong, is owned as to (i) 50% by Shanghai Liukai Enterprise Management Co., Ltd.* (上海鎏凱企業管理有限公司), which is ultimately controlled by Chen Meixiang (陳美香); and (ii) 50% by Shanghai Urban Development (Group) Co., Ltd.* (上海城開(集團)有限公司), which is ultimately controlled by Shanghai Industrial Urban Development Group Limited ("**SIUD**"), a company listed on the Stock Exchange (stock code: 563). Another 5% equity holder of Shanghai Tianyu Shihong, Shangshi Industrial Urban Development (Shanghai) Urban Construction Development Co., Ltd.* (上實城開(上海)城市建設開發有限公司), is also ultimately controlled by SIUD.

As stated in the Announcement, to the best of the Directors' knowledge and belief and having made all reasonable enquiries, Shanghai Tianyu Shihong and its ultimate beneficial owners are Independent Third Parties. All other information as set out in the Announcement remain unchanged and shall continue to be valid for all purposes, while this announcement is supplemental to and should be read in conjunction with the Announcement.

By order of the Board
Shanghai Chicmax Cosmetic Co., Ltd.
上海上美化妝品股份有限公司
Chairman of the Board, Executive Director and Chief Executive Officer
Mr. Lyu Yixiong

Shanghai, the PRC
5 September 2025

* *For identification purpose only.*

As at the date of this announcement, the Board comprises Mr. Lyu Yixiong, Ms. Luo Yan (羅燕), Mr. Feng Yifeng and Ms. Song Yang as executive Directors; Mr. Sun Hao as non-executive Director; Mr. Leung Ho Sun Wilson, Ms. Luo Yan (羅妍) and Mr. Li Yang as independent non-executive Directors.