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C CHENG HOLDINGS LIMITED
思城控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 1486)

ANNOUNCEMENT IN RELATION TO DEALINGS IN SECURITIES OF A DIRECTOR DURING THE BLACK-OUT PERIOD

This announcement is made by C Cheng Holdings Limited (the "**Company**") pursuant to paragraph D.15 of Appendix C3 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**").

The Company has been notified by Mr. Deng Li Ming ("**Mr. Deng**"), an executive director of the Company, that on 12 August 2025, he entered into an off-market transaction purchasing of a total of 4,980,000 shares of the Company at a consideration of HK$0.25 per share (the "**Transaction**") without first having notified the Company prior to the Transaction in accordance with the requirements paragraph B.8 of Appendix C3 to the Listing Rules. As a result of the Transaction, the beneficial shareholding interest of Mr. Deng in the Company has been increased from 0% to 1.15% of the total issued share capital of the Company as at the date of this announcement.

Pursuant to paragraph A.3 of Appendix C3 to the Listing Rules, the Directors are prohibited from dealing in any securities of the Company on any day on which its financial results are published and during the period of 30 days immediately preceding the publication date of the interim results of the Company for the six months ended 30 June 2025 (the "**Interim Results**"), as well as any period of delay in the publication of the Interim Results announcement (the "**Black-out Period**"). As disclosed in the announcement of the Company dated 11 August 2025, the meeting of the board of Directors (the "**Board**") for the publication of the Interim Results is scheduled on 25 August 2025 and the Transaction therefore fell within the Black-out Period and constituted a dealing of Shares by Mr. Deng and a non-compliance incident of paragraphs A.3 and B.8 of Appendix C3 to the Listing Rules (the "**Non-compliance Incident**").

Mr. Deng reported the Non-compliance Incident to the Company and confirmed that the non-compliance was an inadvertent oversight, and he did not intend to commit such mistake. Mr. Deng further confirmed that he does not possess any inside information of the Company when the Transaction took place. After the Non-compliance Incident, Mr. Deng re-studied in-depth the internal code of securities transactions by directors and chief executives of the Company. Mr. Deng made arrangement to attend training courses by the end of December 2025 in relation to regulatory compliance and corporate governance, to ensure he will not contravene Appendix C3 of the Listing Rules and he will stay vigilant to avoid the non-compliance happening again.

Upon becoming aware of the Non-compliance Incident, the Company will implement an electronic calendar system, whether by email browser or other software, such that the blackout period can be marked on the calendars which can be reviewed by each member of the Board from their mobile devices. And the board of Directors will reply to the Company for the acknowledgement of the duration of the Blackout Period in coming future after they receive the notification emails from the Company to prevent similar incidents in the future. The Company will also circulate Appendix C3 to the Listing Rules and remind the Directors to compliance with its requirements in greater frequency to ensure compliance with and enhance their awareness of good corporate governance practices.

By order of the Board
C CHENG HOLDINGS LIMITED
Liang Ronald
Chairman and Executive Director

Hong Kong, 30 September 2025

As at the date of this announcement, the executive Directors are Mr. Liang Ronald, Mr. Liu Jiang Tao, Mr. Fu Chin Shing, Mr. Wang Jun You, Mr. Deng Li Ming and Mr. Lei Zhi Jun; the non-executive Director is Mr. Wong Hin Wing and the independent non-executive Directors are Mr. Chan James and Ms. Su Ling.