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EXCELLENCE COMMERCIAL PROPERTY & FACILITIES MANAGEMENT GROUP LIMITED
卓越商企服務集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6989)

SUPPLEMENTAL ANNOUNCEMENT ON THE DISCLOSEABLE AND CONNECTED TRANSACTION

Reference is made to the announcement dated 25 August 2025 (the "**Announcement**") of Excellence Commercial Property & Facilities Management Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") in relation to, among other things, the acquisition of a portfolio of assets by the Group from Excellence Group in consideration for the settlement of certain outstanding trade receivables and other receivables due from Excellence Group to the Group. Unless otherwise defined herein, terms used in this announcement shall have the same meanings as those defined in the Announcement and the supplementary announcement.

In addition to the information disclosed under the Announcement, the Company wishes to supplement the following details regarding the transfers of the Offset Assets by the Group from Excellence Group in consideration for the settlement of certain outstanding trade receivables and other receivables due from Excellence Group to the Group.

UPDATE ON THE CLASSIFICATION OF VALUATION METHODS FOR THE OFFSET ASSETS BY THE INDEPENDENT VALUER

The consideration for the transfers of the Offset Assets was determined after arm's length negotiations between the parties to the Settlement Agreement with reference to the valuation of the Offset Assets as at 31 July 2025 in the aggregate amount of RMB379,160,000 conducted by Jones Lang LaSalle Corporate Appraisal and Advisory Limited, an independent property valuer, of which (i) certain residential and retail units and apartment units were valued at RMB49,100,000 using market approach; (ii) and certain office units, car parking spaces, right of use in residential units and right of use in car parking spaces were valued at RMB330,060,000 using income approach. A detailed description of the relevant offset assets is contained in the circular.

SUPPLEMENTARY INFORMATION ON THE OFFSET ASSETS

In accordance with Rule 14.58(7) of the Listing Rules, the net profits (before and after taxation) attributable to the Offset Assets for the two financial years immediately preceding the Transaction are set out below. The figures relate to the operation of the car parking spaces of Qingdao Excellence Century Center. Other Offset Assets were either vacant or under construction, and did not generate revenue.

In relation to the profits ratio under the size test (B) submitted together with the announcement on 25 August 2025, the figure for the net profit before taxation attributable to the revenue generating assets for FY2024 was stated as CNY 3,380,000. Upon further review of the management accounts during the preparation of the circular, the Company noted that the precise figure should be CNY 4,333,513.93. The difference does not affect the results of the size test. We wish to clarify accordingly. The detailed information requested will be set out in the circular to be despatched to the Shareholders.

Year	**Net Profit Before Tax** *(RMB)*	**Net Pro fit After Tax** *(RMB)*
FY2023	5,025,726.03	3,769,294.52
FY2024	4,333,513.93	3,250,135.45

Detailed List of the Offset Assets

No.	**Project Name**	**Location**	**Asset Type/ usage**	**No. of Units**	**GFA** *(sq.m.)*	**Valuation** *(RMB)*
1	Vanke – Excellence – Longafter Weilaizhiguang	the southern side of Humen Avenue and the eastern side of Hubaidong Road Dongguan City Guangdong Province The PRC	Office Units	/	12,371.94	89,300,000
2	Chengdu Excellence Yuncui	No. 229 Hangzhou Road West Section Tianfu New Area Chengdu City Sichuan Province The PRC	Residential Units	/	1,146.12	5,400,000
3	Qingdao Excellence Blue Islands	No. 18 Shuangyuan Road Chengyang District Qingdao City Shandong Province The PRC	Car parking spaces	259	/	7, 100,000

No.	Project Name	Location	Asset Type/ usage	No. of Units	GFA *(sq.m.)*	Valuation *(RMB)*
4	Qingdao Excellence Century Center	No. 31 Longcheng Road Shibei District Qingdao City Shandong Province The PRC	Car parking spaces	1,636	/	62, 100,000
5	Qingdao Excellence Heyue	the southern side of Huoju Road and the western side of Chongren Road Chengyang District Qingdao City Shandong Province The PRC	Residential Units	/	966.48	14,600,000
			Retail Units	/	1,011.49	
6	Qingdao Excellence Heyue	the southern side of Huoju Road and the western side of Chongren Road Chengyang District Qingdao City Shandong Province The PRC	Car parking spaces	935	/	29,300,000
7	Qingdao Excellence Jiayue	No. 117 Huoju Road Chengyang District Qingdao City Shandong Province The PRC	Retail Units	3	225.71	1,500,000
8	Qingdao Excellence Jiayue	No. 117 Huoju Road Chengyang District Qingdao City Shandong Province The PRC	Car parking spaces	543	/	21,700,000
9	Qingdao Excellence Yuhai	No. 795 Jinshatan Road Huangdao District Qingdao City Shandong Province The PRC	Car parking spaces	33	/	1,000,000
10	Qingdao Excellence Tianyuan	No. 789 Jinshatan Road Huangdao District Qingdao City Shandong Province The PRC	ancillary units	2	/	460,000
			Car parking spaces	13	/	

No.	Project Name	Location	Asset Type/ usage	No. of Units	GFA *(sq.m.)*	Valuation *(RMB)*
11	Wuhan Excellence City	No. 88 Shangqi Tongyong Avenue Hongshan District Wuhan City Hubei Province The PRC	Car parking spaces	656	/	13,200,000
12	Kunming Excellence Dianchi Qingcui	the junction of Shilong Road and Gudian Road Chenggong District Kunming City Yunnan Province The PRC	Residential Unit	1	123.89	1,400,000
13	Kunming Excellence Dianchi Qingcui	the junction of Shilong Road and Gudian Road Chenggong District Kunming City Yunnan Province The PRC	Car parking spaces	828	/	17, 100,000
14	Tianjin Excellence Yunmen	No. 1 Weihua Avenue Xiqing District Tianjin The PRC	Car parking spaces	177	/	5,500,000
15	Guangzhou Excellence Qingcuifu	No. 28 Lianxing Road Panyu District Guangzhou City Guangdong Province The PRC	Car parking spaces	900	/	63,600,000
16	Jiaxing Xiuchen Huafu	the northern side of Ao'xing Road and the eastern side of Chayuan Road Jiaxing City Zhejiang Province The PRC	Car parking spaces	700	/	14,300,000
17	Chongqing Excellence Queensway	the northern side of Chang'an Middle Road and the western side of Wuxing Southern Road Jiangbei District Chongqing The PRC	retail units	17	1,622.56	18,900,000

No.	Project Name	Location	Asset Type/ usage	No. of Units	GFA *(sq.m.)*	Valuation *(RMB)*
18	Shenzhen Excellence Rongjin Hanhaiwan Mingting	the southern side of Jinrong Road and the western side of Haitao Road Yantian District Shenzhen City Guangdong Province The PRC	Apartment Units	2	131.42	5,100,000
19	Changsha Excellence Yanghuyuan	the southern side of Yanghu Road and the western side of Tangzhou Avenue Yuelu District Changsha City Hunan Province The PRC	Apartment Units	20	682.38	7,600,000
Total						**379,160,000**

By order of the Board
Excellence Commercial Property & Facilities Management Group Limited
Li Xiaoping
Chairman

Hong Kong, 10 October 2025

As at the date of this announcement, the executive Directors are Mr. Li Xiaoping and Mr. Yang Zhidong; the non-executive Directors are Ms. Guo Ying and Mr. Wang Yinhu; and the independent non-executive Directors are Professor Cui Haitao, Mr. Kam Chi Sing and Ms. Liu Xiaolan.