Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

Powerlong Commercial Management Holdings Limited
寶龍商業管理控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 9909)

POSSIBLE DISPOSAL OF SHARES BY CONTROLLING SHAREHOLDER

This announcement is made by Powerlong Commercial Management Holdings Limited (the "**Company**") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the inside information provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Company was notified by Powerlong Real Estate Holdings Limited ("**Powerlong Real Estate**"), the controlling shareholder (as defined under the Listing Rules) of the Company that, on 10 October 2025, Powerlong Real Estate entered into a restructuring support agreement in relation to the proposed restructuring of its offshore indebtedness (the "**Powerlong Real Estate Restructuring**").

Under the terms and conditions in connection with the Powerlong Real Estate Restructuring, subject to, amongst other things, the execution of definitive documentation, the restructuring consideration will consist of one or a combination of various options in accordance with the scheme creditor's selection, which involves, amongst other things, (i) the disposal or pledge of the Company's shares by Powerlong Real Estate to fund, fully or partially, a total cash amount of US$40 million; and (ii) the transfer of the Company's shares by Powerlong Real Estate to the scheme creditors, representing not more than 32.4% of the outstanding shares of the Company.

As at the date of this announcement, Powerlong Real Estate, through its wholly-owned subsidiary, holds 405,000,000 shares of the Company, representing approximately 63% of the outstanding shares of the Company.

The Company does not expect that the Powerlong Real Estate Restructuring will have any adverse effect on the operations of the Company and its subsidiaries.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
Powerlong Commercial Management Holdings Limited
Hoi Wa Fong
Chairman

Hong Kong, 13 October 2025

As at the date of this announcement, the executive director of the Company is Mr. Hoi Wa Fong; the non-executive directors of the Company are Ms. Hoi Wa Fan and Ms. Hoi Wa Lam; and the independent non-executive directors of the Company are Dr. Lu Xiongwen, Ms. Ng Yi Kum, Estella and Mr. Chan Wai Yan, Ronald.