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**CENTURY GINWA RETAIL HOLDINGS LIMITED**
**世紀金花商業控股有限公司**
*(Incorporated in Bermuda with limited liability)*
**(Stock Code: 162)**

# INSIDE INFORMATION ANNOUNCEMENT IN RELATION TO A LITIGATION CASE

This announcement is made by Century Ginwa Retail Holdings Limited (the "**Company**", together with its subsidiaries, collectively the "**Group**") pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Reference are made to the Company's announcements dated 23 May 2024, 3 June 2024 and 26 August 2025 in relation to the litigation (the "**Announcements**"). Unless otherwise stated, capitalized terms used herein shall have the same meanings as defined in the Announcements.

On 13 October 2025, the Company received a copy of the Application of Civil Appeal (民事上訴狀) (the "**Application**") filed by the Project Company with Xi'an Intermediate People's Court. Pursuant to the Application, the Project Company is seeking for: (i) an order to remit the case for retrial or change the decision to dismiss all claims of the Purchaser; and (ii) an order that the Purchaser shall bear the litigation costs of the first and second trials.

The Purchaser intends to strenuously defend the Application and conduct regular on-site inspections. It is expected that the development and delivery of the Project will be completed after the conclusion of the case. The Board considers that the above litigation case did not and will not have a significant adverse impact on the operations of the ongoing operating projects and the financial position of the Group. The liquidated damages will be used as additional working capital of the Group and the continuous development of the Project.

The Company will make further announcement on any material development in relation to the above litigation case as and when appropriate.

**Shareholders and potential investors of the Company should exercise caution when dealing in the shares of the Company.**

By order of the Board
**Century Ginwa Retail Holdings Limited**
**Ma Wenzhong**
*Chairman*

Hong Kong, 22 October 2025

*As at the date of this announcement, the Board comprises four executive Directors, being Mr. Ma Wenzhong (Chairman), Mr. Choon Hoi Kit Edwin (Chief Executive Officer), Ms. Wan Qing and Ms. Zhang Wei; two non-executive Directors, being Mr. Huang Zhihua and Mr. Chen Shuai, and three independent non-executive Directors, being Mr. Tsang Kwok Wai, Mr. Ruan Xiaofeng and Ms. Song Hong.*