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.

武漢有機控股有限公司
WUHAN YOUJI HOLDINGS LTD.

Wuhan Youji Holdings Ltd.
武漢有機控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock code: 2881)

SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO THE DISCLOSEABLE TRANSACTION REGARDING THE ACQUISITION OF LAND IN MALAYSIA

Reference is made to the announcement by Wuhan Youji Holdings Ltd. (the "**Company**") on 30 September 2025 (the "**Announcement**"). Unless otherwise defined, terms used herein shall have the same meaning as those used in the Announcement. As disclosed in the Announcement, the Purchaser, a wholly-owned subsidiary of the Company, entered into a SPA with the Vendor to acquire the Land in Malaysia for RM36,465,905.71 (approximately RMB61,549,987.70).

As disclosed in the Announcement, the Purchase Price was determined after arm's length negotiations between the Purchaser and the Vendor on normal commercial terms with reference to the prevailing market rate as assessed in a land valuation report prepared by PPC International Sdn Bhd (the "**Valuer**") and recent comparable land transactions in the vicinity.

Valuation Report

The aforesaid valuation report was initiated by the Vendor for the purpose of assessing land values in the Tanjung Langsat Industrial Complex ("**TLIC**") area. The Board considers it fair and reasonable to adopt the valuation report initiated by the Vendor as basis for determining the Purchase Price, given that (i) the Valuer, PPC International Sdn Bhd, is an independent professional valuer duly registered Malaysian Boards of Valuers, Appraiser, Estate Agents & Property Manager (BOVAEP); and (ii) the valuation report was not specifically prepared for the purpose of the sale of the Land, but was part of a routine valuation exercise conducted by the Vendor covering the TLIC area, which the Board believes provides a fair reflection of the prevailing market value of land in the vicinity.

The Company would like to provide the following supplemental information regarding the aforesaid valuation report based on available information:

(1) Valuation Method Adopted

In deriving the valuation for the Land, the Valuer adopted the comparison method, which involves comparing the subject property with comparable properties that have been sold or are being offered for sale, and making adjustments for relevant factors such as location and accessibility, market conditions, size, shape and terrain of the land, tenure and any restrictions, availability of infrastructure, vacant possession, development approvals and other pertinent characteristics.

The Valuer selected the comparables after considering key factors including location, zoning, timing of transaction, nature of transaction, and the availability of verifiable price information. In particular, properties situated within the same district — TLIC — were selected to ensure comparable market conditions and accessibility. Only land parcels with similar industrial zoning and permitted uses were included in the comparables to maintain consistency in land use potential and development restrictions. Transactions with publicly available or otherwise verifiable price information were prioritised to ensure the reliability and credibility of the valuation basis.

During the course of analysis, the Valuer also identified other transactions within the broader market. However, those transactions were excluded on the basis that their transaction dates were beyond the 24-month period and thus considered outdated and not reflective of current market conditions, or that the transactions involved non-arm's length or atypical terms, such as related-party sales or transactions conducted under special or restrictive conditions (e.g. distressed sales or land exchanges), which could distort the fair market assessment. The Valuer considers that the comparables adopted, after applying the above criteria and exclusions, represent the most appropriate and reliable market evidence available for determining the fair value of the Land.

In deriving the valuation, appropriate adjustments were also made by the Valuer to account for differences between the subject property and the selected comparable transactions. An adjustment for time was applied to reflect changes in prevailing market conditions between the valuation date of the subject property and the respective transaction dates of the comparables, ensuring that all data are normalised to the valuation date. Adjustments were also made to reflect differences in micro-location, taking into consideration variations in accessibility, surrounding developments and environmental attributes between the subject property and each comparable site. Furthermore, adjustments were made for differences in land size, on the basis that properties with a larger site area generally have a lower level of market liquidity and may entail a longer disposal period, thereby warranting a downward adjustment to reflect the relative marketability of the subject property vis-à-vis the comparables.

A SWOT analysis was conducted to assess the strengths, weaknesses, opportunities and threats of the subject site in the context of prevailing market conditions, demand and supply trends, and development prospects. In performing the valuation, the Valuer considered relevant external factors, including the performance of the Malaysian and Johor State economies, supply and demand dynamics for industrial land in Tanjung Langsat, government policies and initiatives such as the Johor-Singapore Special Economic Zone, and the site's geographical attributes, accessibility, and infrastructure availability.

(2) Key Assumptions

In determining the market value of the Land, the Valuer conducted a comprehensive analysis of recent selling prices of comparable properties within the vicinity of the subject property to establish reliable price indicators.

The variations in the prices of comparable properties were influenced by multiple factors, including but not limited to location and accessibility, prevailing market conditions, land size, shape and topography, tenure and any associated restrictions, availability of infrastructure, vacant possession status, and development approvals. These factors were duly taken into consideration in assessing the valuation and market positioning of the subject property.

Comparable Land Transactions in the Vicinity

In addition to the valuation report, the Board has also reviewed the comparable transactions identified therein and selected an exhaustive set of comparable properties for its own assessment. The Board further conducted independent verification of the transaction prices of such comparables through publicly available sources and market information, and adopted those verified prices as a key reference in determining the Purchase Price.

The Board is of the view that the selected comparable transactions are highly relevant to the Land in terms of location, land use, scale and timing of transaction, and that the reference prices derived therefrom reasonably reflect prevailing market conditions and the fair value of the Land. The Land is located within the TLIC Port Area, which provides port access and pipeline right-of-way (ROW). The Land is situated approximately 2.05 kilometres (km) from the port boundary and contain an area of approximately 12.854 acres, with a transacted reference price of RM65.00 per square foot (psf).

For comparison, the Company has referred to recent comparable land transactions within the TLIC Port Area as follows:

Company	Nature of Business	Transaction Date	Land Size	Distance to Port Boundary	Transacted Price (RM/psf)	Remarks
Company A	Malaysian biofuel manufacturer with tank storage	December 2024	16 acres	1.51 km	RM75.00	Comparable industrial land within TLIC (at free commercial zone)
Company B	Singapore-based tank storage, warehouse and chemical processing plant	May 2025	9.245 acres	2.00 km	RM70.00	Comparable industrial land within TLIC
Company C	Malaysian downstream palm oil-based manufacturing and tank storage	Third quarter of 2025	17 acres	0.55 km	RM76.00	Comparable industrial land within TLIC

In view of the above, and taking into account that the Purchase Price is lower than the prices of the three comparable land transactions mentioned above, the Company considers that the Purchase Price is fair and reasonable and in the interest of the Company and its Shareholders as a whole.

This announcement is supplemental to, and should be read in conjunction with the Announcement. Save as disclosed above, all other information set out in the Announcement remains unchanged.

By order of the Board
Wuhan Youji Holdings Ltd.
Mr. Zou Xiaohong
Chairman of the Board and Executive Director

Hong Kong, 24 October 2025

As at the date of this announcement, the Board comprises Mr. Zou Xiaohong and Mr. Chen Ping as executive Directors; Mr. Gao Lei, Mr. Shen Yingming and Ms. Li Deye as non-executive Directors; and Mr. Liu Kai Yu Kenneth, Dr. Liu Zhongdong and Dr. Yuan Kang as independent non-executive Directors.