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PARKSON RETAIL GROUP LIMITED
百盛商業集團有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock code: 3368)

SUPPLEMENTAL ANNOUNCEMENT UPDATES ON TENANCY ARRANGEMENT IN RESPECT OF THE PROPERTY IN LIUPANSHUI CITY, THE PRC

Reference is made to the announcement of Parkson Retail Group Limited (the "**Company**") dated 9 January 2025 (the "**Announcement**") in respect of the tenancy agreement dated 9 January 2025 (the "**Original Tenancy Agreement**") entered into between Guizhou Hanhua Real Estate Development Co., Ltd.*（貴州漢華房地產開發有限公司）(the "**Original Landlord**") and Liupanshui Parkson Retail Co., Ltd.*（貴州六盤水百盛商業發展有限公司), an indirect wholly-owned subsidiary of the Company (the "**Tenant**"), for the continued lease of the property located at parts of LG1 to level 5 of Baolong International Building, No. 36 Zhongshan West Road, Liupanshui City, Guizhou Province, the PRC*（貴州省六盤水市鐘山西路36號寶隆國際商業金融中心）(the "**Property**"). The entering into of the Original Tenancy Agreement constituted a disclosable transaction for the Company under Chapter 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**").

As disclosed in the Announcement, the Property was subject to a seizure order issued by the Court of Liupanshui City on 13 September 2024, prohibiting any disposal, destruction, sale, mortgage, pawning or gifting of the Property without the Court's prior consent. In the event the Original Landlord fails to settle its debts, the Property might be subject to auction.

Pursuant to an order issued by the People's Court of Zhongshan District, Liupanshui City*（貴州省六盤市鐘山區人民法院), Bank of Guizhou Co., Ltd., Liupanshui Branch*（貴州銀行股份有限公司六盤水分行), being the first-ranking mortgagee (the "**New Landlord**"), has acquired the ownership of Shops 101 and 201 of the Property (the "**Subject Premises**"), with a total gross area of approximately 8,298.51 square metres, as debt settlement following a failed auction. The New Landlord has accordingly replaced the Original Landlord as the landlord under the Original Tenancy Agreement in respect of the Subject Premises and shall assume all rights and obligations relating thereto.

On 17 November 2025, a rights and obligations transfer agreement (the "**Tripartite Agreement**") was entered into among the New Landlord, the Original Landlord and the Tenant to confirm the transfer of the Original Landlord's rights and obligations under the Original Tenancy Agreement in respect of the Subject Premises to the New Landlord, with retrospective effect from 17 June 2025. Pursuant to the Tripartite Agreement, the New Landlord shall enjoy and inherit all rights and obligations of the Original Landlord under the Original Tenancy Agreement in respect of the Subject Premises. The Tenant shall pay the rent attributable to the Subject Premises to the designated bank account of the New Landlord, and the rent for the remaining areas of the Property to the Original Landlord, in accordance with the terms of the Original Tenancy Agreement. Save for the change in the ownership in respect of the Subject Premises, all other terms of the Original Tenancy Agreement and the Tenant's rights and obligations thereunder, shall remain unchanged and continue to be in full force and effect.

To the best knowledge and belief of the Directors, and having made all reasonable enquiries, the New Landlord and its respective ultimate beneficial owners are third parties independent of, and not connected with, the Company and its connected persons (as defined under the Listing Rules).

The Board considers that the execution of the Tripartite Agreement ensures continuity of the Tenant's lease of the Property and safeguards the uninterrupted operation of the Group's department store at the Property, and that the Tripartite Agreement does not constitute any material change or adverse effect to the Tenant's lease of the Property.

On behalf of the Board
PARKSON RETAIL GROUP LIMITED
Tan Sri Cheng Heng Jem
Executive Director & Chairman

17 November 2025

As at the date of this announcement, the Executive Directors of the Company are Tan Sri Cheng Heng Jem and Ms. Juliana Cheng San San, the Non-executive Director is Dato' Sri Dr. Hou Kok Chung and the Independent Non-executive Directors are Dato' Fu Ah Kiow, Mr. Yau Ming Kim, Robert and Datuk Koong Lin Loong.

* *The English name of the PRC established companies or entities and of the location of the Property are for reference only.*