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Design Capital Limited
設計都會有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 1545)

SUPPLEMENTAL ANNOUNCEMENT IN RESPECT OF THE DISCLOSEABLE TRANSACTION IN RELATION TO LEASE RENEWAL AGREEMENT

Reference is made to the announcement (the "**Announcement**") of Design Capital Limited (the "**Company**") dated 27 November 2025 in relation to the Lease Renewal Agreement. Unless otherwise defined, capitalised terms used herein shall bear the same meanings as ascribed thereto in the Announcement.

The Board would like to provide the following supplemental information in respect of the Landlord of the Lease Renewal Agreement, being Beach Road Hotel (1886) Ltd.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the Landlord is wholly-owned by Katara Hospitality Holding B.V., which is in turn wholly-owned by Qatar Investment Authority, a sovereign wealth fund of the State of Qatar.

As of the date of the Announcement, to the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the ultimate beneficial owner of the Landlord, Qatar Investment Authority, is an Independent Third Party.

By Order of the Board
Design Capital Limited
Goon Eu Jin Terence
Chairman and Executive Director

Hong Kong, 3 December 2025

As at the date of this announcement, the Board comprises Goon Eu Jin Terence, Wee Ai Quey and Ong Ciu Hwa as executive Directors, Kho Chuan Thye Patrick, Lim Sooi Kheng Patrick and Dillon Kho Tse Kai as non-executive Directors, and Lim Boon Cheng, Ng Chee Kwong, Colin and Hwang Kin Soon Ignatius as independent non-executive Directors.