JF SmartInvest Holdings Ltd
九方智投控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 9636)

COMPLETION OF CHANGE IN BOARD LOT SIZE AND SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO 2024 ANNUAL REPORT

COMPLETION OF CHANGE IN BOARD LOT SIZE

Reference is made to the announcement of JF SmartInvest Holdings Ltd (the "**Company**") dated November 17, 2025 in relation to the proposed change in board lot size of the ordinary shares in the Company (the "**Share(s)**") for trading on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") from 500 Shares to 100 Shares (the "**Change in Board Lot Size**"). The board (the "**Board**") of directors (the "**Directors**") of the Company hereby announces that the Change in Board Lot Size has come into effect on Monday, December 8, 2025.

SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO 2024 ANNUAL REPORT

Reference is also made to the annual report of the Company for the year ended December 31, 2024 (the "**2024 Annual Report**") as published on April 25, 2025. Unless the context otherwise requires, capitalized terms used herein shall have the same meanings as those defined in the 2024 Annual Report.

The Company wishes to provide the shareholders and potential investors of the Company with additional information in relation to the 2024 Share Incentive Scheme and the continuing connected transactions contemplated under the 2023 Property Leasing Framework Agreement.

2024 Share Incentive Scheme

Reference is also made to the announcement of the Company dated September 27, 2024 in relation to the adoption of the 2024 Share Incentive Scheme. Pursuant to the terms of the 2024 Share Incentive Scheme, no amount shall be payable by the RSU Participant(s) for the acceptance of the grant of Award(s) thereunder.

2023 Property Leasing Framework Agreement

Reference is also made to the announcement dated December 20, 2023 in relation to the entering into of the 2023 Property Leasing Framework Agreement. The aggregate amounts of the consideration payable by the Group to Shanghai Xieyu and/or its associates under the 2023 Property Leasing Framework Agreement during the year ended December 31, 2024 was RMB71,373,915.10, and the value of right-of-use assets in relation to the lease of properties arose during the year ended December 31, 2024 was RMB63,903,289.47.

The above supplemental information does not affect other information contained in the 2024 Annual Report, and the contents of the 2024 Annual Report remain correct and unchanged.

By order of the Board
JF SmartInvest Holdings Ltd
CHEN Wenbin
Chairman of the Board

Hong Kong, China, December 8, 2025

As at the date of this announcement, the executive Directors are Mr. CHEN Wenbin, Mr. CHEN Jigeng and Mr. ZHANG Peihong, the non-executive Directors are Mr. YAN Ming and Ms. CHEN NINGFENG and the independent non-executive Directors are Dr. ZHAO Guoqing, Mr. FAN Yonghong and Mr. TIAN Shu.