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China Jinmao Holdings Group Limited
中國金茂控股集團有限公司

(Incorporated in Hong Kong with limited liability)
(Stock Code: 00817)

SUPPLEMENTAL ANNOUNCEMENT ON DISCLOSEABLE TRANSACTION DISPOSAL OF 100% EQUITY INTEREST IN SANYA TOURISM

Reference is made to the announcement of China Jinmao Holdings Group Limited (the "**Company**") dated 23 December 2025 (the "**Announcement**") in relation to the discloseable transaction of the disposal (the "**Disposal**") of the Company's 100% equity interest in Sanya Tourism. Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcement. The Company would like to provide further information on the financial effect of the Disposal and use of proceeds.

Based on the difference between final total transfer consideration of the Disposal of RMB2,264.6 million and the audited net asset of Sanya Tourism as at 31 March 2025, of approximately RMB691.29 million, the Company is expected to record a gain on the Disposal of approximately RMB1,573.31 million before tax. The actual gain recorded by the Company from the Disposal will be subject to the audited consolidated financial statements of the Company. The net proceeds, after deducting all relevant expenses, is expected to be approximately RMB2,259.73 million. The Group intends to use the proceeds towards future possible appropriate investments including the participation in land purchase and development, merger and acquisition of high-quality assets opportunities in the future and/or as general working capital. The Group currently has no specific plan for material investments and therefore the future allocation of the proceeds is not certain currently.

Save as disclosed as above, all other information as set out in the Announcement remain unchanged and shall continue to be valid for all purposes, while this announcement is supplemental to and should be read in conjunction with the Announcement.

By order of the Board
China Jinmao Holdings Group Limited
TAO Tianhai
Chairman

Hong Kong, 31 December 2025

As at the date of this announcement, the Directors of the Company are Mr. TAO Tianhai (Chairman), Mr. ZHANG Hui and Ms. QIAO Xiaojie as Executive Directors; Mr. CUI Yan, Mr. LIU Wen, Mr. CHEN Yijiang and Ms. WANG Wei as Non-executive Directors; and Mr. LIU Feng, Mr. SUEN Man Tak, Mr. GAO Shibin and Mr. ZHONG Wei as Independent Non-executive Directors.