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世紀金花

CENTURY GINWA RETAIL HOLDINGS LIMITED
世紀金花商業控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 162)

INSIDE INFORMATION ANNOUNCEMENT IN RELATION TO A LITIGATION CASE

This announcement is made by Century Ginwa Retail Holdings Limited (the "**Company**", together with its subsidiaries, collectively the "**Group**") pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

References are made to the Company's announcements dated 23 May 2024, 3 June 2024, 26 August 2025 and 22 October 2025 in relation to the litigation (the "**Announcements**"). Unless otherwise stated, capitalized terms used herein shall have the same meanings as defined in the Announcements.

On 30 December 2025, the Company received a judgment (the "**Judgment**") dated 29 December 2025 from Xi'an Intermediate People's Court of Shaanxi Province under the case number of (2025) Shan 01 Min Zhong No. 19796, which ruled as follows:

I. The second item of the civil judgment (2024) Shan 0113 Min Chu No. 11843 of Yanta District People's Court of Xi'an City is hereby revoked;

II. The first item of the civil judgment (2024) Shan 0113 Min Chu No. 11843 rendered by Yanta District People's Court of Xi'an City is hereby amended to read as follows: Xi'an Yigao Property Development Company Limited*（西安億高置業有限公司）shall pay liquidated damages of RMB169,897,357.5 to Century Ginwa Company Limited*（世紀金花股份有限公司）within ten days from the effective date of the Judgment;

If the aforementioned pecuniary obligation is not fulfilled within the period specified by the Judgment, double interest on the debts for the period of delayed performance shall be paid in accordance with the provisions of Article 264 of the Civil Procedure Law of the People's Republic of China.

III. All other claims of Century Ginwa Company Limited*（世紀金花股份有限公司）are hereby dismissed.

Shareholders and potential investors of the Company should exercise caution when dealing in the shares of the Company.

By order of the Board
Century Ginwa Retail Holdings Limited
Ma Wenzhong
Chairman

Hong Kong, 7 January 2026

As at the date of this announcement, the Board comprises four executive Directors, being Mr. Ma Wenzhong (Chairman), Mr. Choon Hoi Kit Edwin (Chief Executive Officer), Ms. Wan Qing and Ms. Zhang Wei; two non-executive Directors, being Mr. Huang Zhihua and Mr. Chen Shuai, and three independent non-executive Directors, being Mr. Tsang Kwok Wai, Mr. Ruan Xiaofeng and Ms. Song Hong.

* *For identification purpose only*