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POWERLONG REAL ESTATE HOLDINGS LIMITED

寶龍地產控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1238)

VOLUNTARY ANNOUNCEMENT

This announcement is made by Powerlong Real Estate Holdings Limited (the “**Company**”) on a voluntary basis.

The Company is pleased to announce that the restructuring proposal for six onshore corporate bonds and assets-backed securities (collectively, the “**Bonds**”) issued by Shanghai Powerlong Industrial Development (Group) Co. Ltd.* (上海寶龍實業發展(集團)有限公司), a subsidiary of the Company, has been considered and approved at a meeting of the relevant bondholders. Adjustments will be made on the principal and interest repayment arrangements for the Bonds, and restructuring options will be provided to the relevant bondholders, including the repurchase option, the asset-for-debt option, the stock option and the general creditor claim option. As a next step, the Company will, in accordance with relevant provisions of the onshore restructuring proposal, arrange the bondholders to make selection and allocation in the onshore restructuring proposal options for the Bonds held by them.

By order of the Board
Powerlong Real Estate Holdings Limited
Hoi Kin Hong
Chairman

Hong Kong, 26 January 2026

As at the date of this announcement, the executive directors of the Company are Mr. Hoi Kin Hong, Mr. Hoi Wa Fong, Mr. Xiao Qing Ping and Mr. Zhang Hong Feng; the non-executive director of the Company is Ms. Hoi Wa Fan; and the independent non-executive directors of the Company are Mr. Au Yeung Po Fung, Dr. Mei Jian Ping, Dr. Ding Zu Yu and Ms. Liu Xiao Lan.

* For identification purposes only