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Powerlong Commercial Management Holdings Limited
寶龍商業管理控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 9909)

POSSIBLE DISPOSAL OF SHARES BY CONTROLLING SHAREHOLDER

This announcement is made by Powerlong Commercial Management Holdings Limited (the "**Company**") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the inside information provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Reference is made to the announcement of the Company dated 13 October 2025 (the "**Announcement**") in relation to the possible disposal of shares of the Company by its controlling shareholder. Unless otherwise specified, terms used herein shall have the same meanings as defined in the Announcement.

The Company was notified by Powerlong Real Estate that, on 27 January 2026, Powerlong Real Estate (BVI) Holdings Limited, a wholly-owned subsidiary of Powerlong Real Estate, entered into a share purchase agreement (the "**Agreement**") in relation to the proposed disposal of 160,725,000 shares of the Company (the "**Disposal**"). As at the date of this announcement, Powerlong Real Estate, through its wholly-owned subsidiary, holds 405,000,000 shares of the Company, representing approximately 63% of the outstanding shares of the Company. Upon completion of the Disposal (subject to, amongst other things, the fulfilment of conditions precedents in the Agreement and the approval from the independent shareholders of Powerlong Real Estate), the Company is expected to remain a non-wholly owned subsidiary of Powerlong Real Estate.

The Company does not expect the Disposal to have any adverse effect on the operations of the Company and its subsidiaries.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
Powerlong Commercial Management Holdings Limited
Hoi Wa Fong
Chairman

Hong Kong, 27 January 2026

As at the date of this announcement, the Board comprises of one executive Director, namely, Mr. Hoi Wa Fong, two non-executive Directors, namely, Ms. Hoi Wa Fan and Ms. Hoi Wa Lam, and three independent non-executive Directors, namely, Dr. Lu Xiongwen, Ms. Ng Yi Kum, Estella and Mr. Chan Wai Yan, Ronald.