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SCE Intelligent Commercial Management Holdings Limited

中駿商管智慧服務控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 606)

SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO FURTHER CHANGE IN USE OF NET PROCEEDS AND EXTENSION OF EXPECTED TIMELINE FOR USE OF NET PROCEEDS

Reference is made to (i) the prospectus of SCE Intelligent Commercial Management Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") dated 21 June 2021 (the "**Prospectus**") in relation to the listing of the shares of the Company on the Main Board of The Stock Exchange of Hong Kong Limited in July 2021 (the "**Listing**"); (ii) the circular (the "**Circular**") of the Company dated 4 December 2023 in relation to, among others, the change in use of net proceeds (the "**Net Proceeds**") from the Listing; and (iii) the announcement (the "**Announcement**") of the Company dated 31 December 2025 in relation to the further change in use of Net Proceeds and the extension of expected timeline for use of Net Proceeds. Unless otherwise defined herein, capitalised terms used in this announcement shall have the same meaning as those defined in the Announcement.

The Board wishes to provide additional information in relation to the intended use of the Net Proceeds.

As disclosed in the Prospectus, the allocation of the Net Proceeds to "Strategic Acquisitions and Investments in Other Property Management Companies and Service Providers" was intended to implement one of the Company's strategies as described in the paragraph headed "Business — Our Strategies" in the Prospectus, namely to solidify its market position through organic growth, strategic acquisitions, and support from China SCE Group Holdings Limited (the "**Strategy**"). The primary purpose of the Strategy was to broaden its property portfolio, complement current services, and enhance operational efficiency. Under the Strategy, the acquisition targets has never been limited to property management companies and service companies. It was explained in the Circular that since there was a continued slowdown in the property management industry in the PRC and no sufficiently profitable acquisition opportunities, the Directors decided that acquisition of property management companies and service providers was no longer the most suitable way to achieve the Strategy. Instead, the Company decided to acquire properties or project companies which hold properties in order to expand its property portfolio and utilise its property management capabilities and achieve the Strategy.

As disclosed in the Announcement, the continued slowdown in the PRC real estate market has created attractive opportunities for acquiring certain project companies or assets. The Company expects higher financial return from such acquisitions, which also enable business expansion through ownership and operation. Leveraging its property management experience and resources, the Company aims to enhance rental income, maintain stable occupancy and rent collection rates, and strengthen its market position. Based on the above, the Company is of the view that strategic acquisitions and investments in project companies or assets can allow the Group to leverage its industrial experiences and its existing resources.

The Company will provide update regarding the progress of the use of the Net Proceeds to its shareholders through disclosures in its annual report and interim report going forward. The Company will make further announcement(s) in accordance with the requirements under the Listing Rules and other applicable laws as and when appropriate.

The above information is supplemental to the Announcement and does not affect the information contained in the Announcement.

By order of the Board
SCE Intelligent Commercial Management Holdings Limited
Wong Lun
Chairman

Hong Kong, 29 January 2026

As at the date of this announcement, the Board comprises Mr. Wong Lun, Mr. Niu Wei, Mr. Sun Qiang, Mr. Zheng Quanlou and Ms. Ku Weihong as executive Directors, Mr. Ding Zuyu, Mr. Wang Yongping and Mr. Pang Hon Chung as independent non-executive Directors.