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ASIA COMMERCIAL HOLDINGS LIMITED

冠亞商業集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 104)

SUPPLEMENTAL ANNOUNCEMENT TO THE ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2025

Reference is made to the annual report of Asia Commercial Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) for the year ended 31 March 2025 published on 24 July 2025 (the “**Annual Report**”). Capitalised terms used herein shall have the same meanings as those defined in the Annual Report unless the context otherwise requires.

The Board wishes to provide shareholders and potential investors of the Company with further information regarding continuing connected transactions of the Group.

CONTINUING CONNECTED TRANSACTIONS

On 1 September 2021, Juvenia Montres S.A., an indirectly wholly-owned subsidiary of the Company (“**Juvenia**”) as landlord entered into a tenancy agreement (the “**Tenancy Agreement**”) with Ball Watch Company SA (“**Ball Watch**”) as tenant, under which Juvenia agreed to grant a tenancy of Rue de Châtelot 21, 2304 La Chaux-De-Fonds, Switzerland (part of 1/F, 2/F and 3/F & 13 parking spaces) (the “**Switzerland Property**”) to Ball Watch for a term of 36 months from 1 September 2021 to 31 August 2024 at a monthly rental of CHF11,250. Details are set out in the Company’s announcement dated 28 January 2022.

The Switzerland Property were leased to Ball Watch for the use as office and warehouse.

Ball Watch is a company owned by Ms. Lam Kim Phung, who is the controlling shareholder and Executive Director of the Company, the wife of Mr. Eav Yin (the former Chairman and Executive Director of the Company who passed away on 4 September 2020) and the mother of Ms. Eav Guech Rosanna (an Executive Director of the Company) and Mr. Eav Feng Ming, Jonathan (an Executive Director of the Company) and hence a connected person of the Company under the Listing Rules. Accordingly, the transaction under the Tenancy Agreement constituted a continuing connected transaction for the Company under Chapter 14A of the Listing Rules.

Save as disclosed in this announcement and in the section headed “Continuing Connected Transactions” on pages 17 to 18 of the Annual Report, during the year, the Company did not enter into any other transactions which constituted connected transactions or continuing connected transactions that were subject to the reporting requirements under Chapter 14A of the Listing Rules.

The continuing connected transaction disclosed in this announcement has been reviewed by the independent non-executive Directors. The independent non-executive Directors have confirmed that the continuing connected transaction disclosed in this announcement has been entered into:

- (a) in the ordinary and usual course of business of the Group;
- (b) on normal commercial terms or on terms no less favourable to the Group than terms available to or from (as the case may be) independent third parties; and
- (c) on terms that are fair and reasonable and in the interests of the Shareholders as a whole.

For the purpose of Rule 14A.56 of the Listing Rules, auditors of the Company, have confirmed to the Company regarding the continuing connected transaction disclosed in this announcement that nothing has come to the auditors’ attention that causes them to believe that:

- 1. the disclosed continuing connected transaction has not been approved by the Company’s board of directors;
- 2. the transaction was not entered into, in all material respects, in accordance with the terms governing such transactions; and
- 3. has exceeded the cap.

The above additional information does not affect any other information contained in the Annual Report, and save as disclosed in this announcement, all other information in the Annual Report remains unchanged.

By Order of the Board
Asia Commercial Holdings Limited
Cheng Ka Chung
Company Secretary

Hong Kong, 3 February 2026

As at the date of this announcement, the Board comprises Ms. Lam Kim Phung, Ms. Eav Guech Rosanna and Mr. Eav Feng Ming, Jonathan as executive directors and Mr. Lai Si Ming, Mr. Lee Tat Cheung, Vincent and Mr. Kee Wah Sze as independent non-executive directors.

* *For identification purposes*