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RICI HEALTHCARE HOLDINGS LIMITED

瑞慈醫療服務控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1526)

SUPPLEMENTAL ANNOUNCEMENT DISCLOSEABLE TRANSACTION ACQUISITION OF PROPERTY

Reference is made to the announcement of the Company dated November 4, 2025 in relation to the acquisition of property by the Group (the “**Announcement**”). Unless otherwise defined, capitalized terms used in this announcement shall have the same meanings as those defined in the Announcement.

The Company would like to supplement the following additional information regarding the Acquisition:

REASONS FOR AND THE BENEFITS OF THE ACQUISITION

The Directors consider that the terms of the Shanghai Commodity Housing Pre-sale Contract (including the Consideration) are fair and reasonable given the circumstances of the property market in Xuhui District, the area where the Property is located and the general Shanghai and PRC property market.

When assessing the Consideration, the Company had taken into reference the market unit rate of similar type of second-hand property in the recent past 12 months which ranges from approximately RMB200,000 per square meter to RMB300,000 per square meter as well as the recent transaction prices (from September 2025 up to the date of the Announcement) of the other pre-sale first-hand properties developed by the Vendor under the same phase and also the previous phases in nearby locations which are comparable and in line with the Consideration. The construction of the abovementioned properties have been completed. The Company considers that the Consideration is comparable to that of the prevailing market price. The character and quality of the Property itself has also been taken into account when assessing the Consideration. The Property is a unique low-density development project

which locates at a prime position of Xuhui District, the city-center of Shanghai, with extensive green space design and water features. In addition, its developer is a subsidiary of a state-owned enterprise which offers greater assurance on construction quality.

The Acquisition is a good medium-to long-term investment for the Company given the circumstances of the property market in Xuhui District, the area where the Property is located and the general Shanghai and PRC property market. The property market has shown positive momentum with increasing transaction volume of similar type of properties as the Property in Shanghai in the first half of 2025 compared to that of 2024. The PRC government has also launched policies that are beneficial to the purchase of property with relaxed restrictions on the purchase. The Company believes that the location offers high strategic value being characterized by increasing scarcity and long-term potential and the area in the immediate vicinity of the Property has also undergone significant development, coupled with the positive dynamics in the property market, the Acquisition represents a good opportunity for making an investment in the PRC property market.

As of June 30, 2025, the Group had cash and cash equivalents of RMB1,028.8 million. In order to avoid idle funds and efficiently utilize its financial resources, and in light of the recent positive dynamics of the PRC property market, the Company considers that acquisition of real estate is a relatively low-risk form of investment, compared with investing in financial product, which would also allow the Company to diversify its investments and minimize impact from fluctuations in the financial market which has shown extreme volatility recently. Given the scarce supply of quality and relatively new property in the city center of Shanghai which is expected to further reduce in the future due to limited land available for construction, the Company is also of the view that the Property has significant potential for value retention and appreciation, and can provide a source of liquidity and security for the Company in the future with minimal impact on its cashflow.

In view of the above, the Directors (including the independent non-executive Directors) consider that the terms of the Shanghai Commodity Housing Pre-sale Contract (including the Consideration) are fair and reasonable, the Shanghai Commodity Housing Pre-sale Contract is on normal commercial terms, and the entering into the Shanghai Commodity Housing Pre-sale Contract is in the interest of the Company and the Shareholders as a whole. Further, the Company currently has no plan on the usage of the Property.

This announcement is supplemental to and should be read in conjunction with the Announcement. The above additional information does not affect other information and content set out in the Announcement. Save as disclosed herein, the contents of the Announcement remain unchanged and shall continue to be valid for all purposes.

By Order of the Board
Rici Healthcare Holdings Limited
Fang Yixin
Chairman and Chief Executive Officer

Shanghai, the PRC, February 4, 2026

As at the date of this announcement, the Board comprises four executive Directors, namely Dr. Fang Yixin, Dr. Mei Hong, Mr. Fang Haoze and Ms. Lin Xiaoying; and three independent non-executive Directors, namely Mr. Jiang Peixing, Ms. Wong Sze Wing and Mr. Tian Wenguo.