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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)

DELAY IN DESPATCH OF CIRCULAR IN RELATION TO MAJOR AND CONNECTED TRANSACTION

Reference is made to the announcement of Powerlong Real Estate Holdings Limited dated 27 January 2026 (the “**Announcement**”) in relation to the disposal of the Target Shares under the Agreement. Terms used herein shall have the same meanings as defined in the Announcement unless otherwise stated.

As disclosed in the Announcement, a circular (the “**Circular**”) containing, among other things, (i) further details of the Agreement; (ii) a letter of advice from the Independent Board Committee to the Independent Shareholders; (iii) a letter of advice from the Independent Financial Adviser to both the Independent Board Committee and the Independent Shareholders; and (iv) a notice of the EGM, is expected to be despatched to the Shareholders on or before 20 February 2026.

As additional time is required for the Company to finalise certain information for inclusion in the Circular, the despatch date of the Circular will be postponed to a date on or before 6 March 2026.

By order of the board
Powerlong Real Estate Holdings Limited
HOI Kin Hong
Chairman

Hong Kong, 20 February 2026

As of 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.