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POKFULAM DEVELOPMENT COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 225)

ANNOUNCEMENT PURSUANT TO RULE 13.18 OF THE LISTING RULES

The Board would like to announce that on 27 February 2026, Metrocenter Holdings Limited as borrower and the Company as guarantor have finalised a Facility Agreement with The Hong Kong and Shanghai Banking Corporation Limited as lender for a Facility of HK$100 million.

DISCLOSURE PURSUANT TO RULE 13.18 OF THE LISTING RULES

The board of directors (the "**Board**") of Pokfulam Development Company Limited (the "**Company**") makes the following disclosure in accordance with Rule 13.18 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**").

Reference was made to a facility agreement ("**Facility Agreement**") entered into amongst Metrocenter Holdings Limited, a wholly owned subsidiary of the Company, as borrower, the Company as guarantor and The Hong Kong and Shanghai Banking Corporation Limited as lender. Pursuant to the Facility Agreement, a term loan facility of HK$100 million (the "**Facility**") was made available on 27 February 2026 by the lender to Metrocenter Holdings Limited on the terms contained therein.

Under the terms of the Facility Agreement and the respective letter of undertaking, if Mr. Wong Tat Chang, Abraham, Mr. Wong Tat Kee, David and Mr. Wong Tat Sum, Samuel, in aggregate, ceases to maintain (directly or indirectly) at least 51% beneficial ownership of the Company and/or cease to be entitled to exercise management control on the Company, the commitments under the Facility may be cancelled and amounts outstanding, together with accrued interest and other amounts (if any) payable, under the Facility may become immediately due and repayable.

The Company will make continuing disclosure requirement pursuant to Rule 13.21 of the Listing Rule.

By order of the Board
Pokfulam Development Company Limited
Hui Sui Yuen
Company Secretary

Hong Kong, 2 March 2026

As at the date of this announcement, the Board of the Company comprises Mr. Wong Tat Chang, Abraham (Chairman and Managing Director), Mr. Wong Tat Kee, David, Mr. Wong Tat Sum, Samuel and Ms. Sung Kwan Yuk, Katherine as Executive Directors, and Mr. Li Kwok Sing, Aubrey, Mr. Sit Hoi Wah, Kenneth and Mr. Seto Gin Chung, John as Independent Non-Executive Directors.