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Overseas Chinese Town (Asia) Holdings Limited
華僑城(亞洲)控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock code: 03366)

PROPOSED VERY SUBSTANTIAL DISPOSALS DISPOSALS OF LAND PARCELS THROUGH LAND RESUMPTION

PROPOSED DISPOSALS OF LAND PARCELS

Hefei Huanchao (an indirect non-wholly-owned subsidiary of the Company) intends to surrender the Chaohu Land Parcel to Chaohu Land Reserve Center by way of land resumption. The cash Chaohu Land Compensation Price will be RMB596 million.

Hefei OCT Industry (an indirect non-wholly-owned subsidiary of the Company) intends to surrender the Hefei Land Parcels to Hefei Land Reserve Center by way of land resumption. The cash Hefei Land Compensation Price will be RMB1,725 million.

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratio in respect of the Chaohu Land Resumption exceeds 75%, the Chaohu Land Resumption constitutes a very substantial disposal of the Company under Chapter 14 of the Listing Rules. The Chaohu Land Resumption is therefore subject to the reporting, announcement and shareholders' approval requirements under Chapter 14 of the Listing Rules.

As the highest applicable percentage ratio in respect of the Hefei Land Resumption, in aggregate, exceeds 75%, the Hefei Land Resumption constitutes a very substantial disposal of the Company under Chapter 14 of the Listing Rules. The Hefei Land Resumption is therefore subject to the reporting, announcement and shareholders' approval requirements under Chapter 14 of the Listing Rules.

GENERAL

A circular containing, among others, information about the Proposed Disposals, other information as required under the Listing Rules and a notice convening the EGM, is expected to be published on or before 24 April 2026.

Shareholders and potential investors of the Company are advised to exercise caution in dealing in the securities of the Company.

CHAOHU LAND RESUMPTION

Hefei Huanchao proposes to enter into the Chaohu Agreement with respect to the Chaohu Land Resumption. The principal terms of the Chaohu Land Resumption are summarised as follows:

Parties to the Chaohu Agreement

(1) Hefei Huanchao

(2) Chaohu Land Reserve Center

Subject matter of the Chaohu Agreement

Under the Chaohu Agreement, Hefei Huanchao will surrender the land use right of the Chaohu Land Parcel. The Chaohu Land Parcel to be delivered shall be in the form of bare land, free from (among other things) ownership or economic disputes and free from claims on transfer, charge, lease, disposal, etc.. The Chaohu Land Compensation Price will be RMB596 million, payable to Hefei Huanchao in cash in the following manners: (i) Chaohu Land Reserve Center shall pay not less than 40% of the Chaohu Land Compensation Price within 60 days from the date of the Chaohu Agreement; and (ii) Chaohu Land Reserve Center shall pay the remaining Chaohu Land Compensation Price within two years from the date of the Chaohu Agreement.

The Chaohu Land Compensation Price was determined with reference to laws, regulations and procedures applicable to the resumption of state-owned lands. "*Procedures of the Land Resumption*" below sets out more information of such process. The Group has also independently assessed the Chaohu Land Compensation Price, taking into account, among other things, the preliminary valuation in respect of the Chaohu Land Parcel of RMB595.5 million as at 28 February 2026 based on market comparison method prepared by Cushman & Wakefield Limited, an independent property valuer engaged by the Company, and the factors discussed in "*Reasons for and Benefits of the Proposed Disposals*". The Company considers the Chaohu Land Compensation Price to be fair and reasonable.

The net proceeds from the Chaohu Land Resumption are expected to be approximately RMB596 million (after deducting estimated fees and expenses). It is intended that principally all of the net proceeds will be applied in the Chaohu Project, including not less than 25% for settlement of payments for the Chaohu Project (including payment which has already been incurred up to the date hereof, and future payment). Remaining net proceeds are intended to be applied for the Chaohu Project as its working capital (including loan repayment).

Resumption procedures and delivery of land parcel

The Chaohu Land Resumption will be subject to the resumption procedures described in "*Procedures of the Land Resumptions*" below.

Chaohu Land Parcel

Location	Northwest side of the intersection of Jinchao Avenue and Beiwaihuan Road, South of Juzhangshan Road, Chaohu Economic Development Zone, Anhui Province, China
Site area (approximate)	488.52 mu (equivalent to approximately 325,680 square meters)
Designated land usage	Residential and commercial services

The Chaohu Land Parcel was acquired by Hefei Huanchao in 2019, as part of the Chaohu Project. The Chaohu Land Parcel is held with land use right for a term due to expire on 29 May 2059 and 29 May 2089, for commercial and residential uses, respectively. As of the date of this announcement, the Chaohu Land Parcel is not currently developed and is a bare land. The Chaohu Project is located in Chaohu Economic Development Zone, Anhui Province, China. The Chaohu Land Parcel and the remaining land parcels of the Chaohu Project are located at proximate location. The land site area of the remaining land parcels of the Chaohu Project is approximately 88,200 square meters. As of 31 December 2025, Gross Floor Area (plot ratio applicable) in the Chaohu Project where construction has been completed and where construction has not been completed, was approximately nil and 63,300 square meters, respectively. The land title of the Chaohu Land Parcel is delineated from and independent of the other land parcels in the Chaohu Project. The remaining land parcels are capable of functioning independently without the Chaohu Land Parcel. It is not expected that the Chaohu Land Resumption would bring material disruption to the ongoing operation of the Chaohu Project.

No net profit/loss was recorded with respect to the Chaohu Land Parcel for the year ended 31 December 2024. For the year ended 31 December 2025, on an unaudited basis, the Chaohu Land Parcel recognised an impairment loss of RMB514 million.

HEFEI LAND RESUMPTION

Hefei OCT Industry proposes to enter into the Hefei Agreements with respect to the Hefei Land Resumption. The principal terms of the Hefei Land Resumption are summarised as follows:

Parties to the Hefei Agreements

(1) Hefei OCT Industry

(2) Hefei Land Reserve Center

Subject matter of the Hefei Agreements

Under the Hefei Agreements, Hefei OCT Industry will surrender the land use right of the three Hefei Land Parcels, respectively. The Hefei Land Parcels to be delivered shall all be in form of bare land, free from (among other things) ownership or economic disputes and free from claims on transfer, charge, lease, disposal, etc.. The total Hefei Land Compensation Price will be RMB1,725 million, payable to Hefei OCT Industry in cash in the following manners: (i) Hefei Land Reserve Center shall pay not less than 40% of the Hefei Land Compensation Price within 60 days from the date of the Hefei Agreements; and (ii) Hefei Land Reserve Center shall pay the remaining Hefei Land Compensation Price within two years from the date of the Hefei Agreements.

The Hefei Land Compensation Price was determined with reference to laws, regulations and procedures applicable to the resumption of state-owned lands. "*Procedures of the Land Resumption*" below sets out more information of such process. The Group has also independently assessed the Hefei Land Compensation Price, taking into account, among other things, the preliminary valuation in respect of the Hefei Land Parcels of RMB1,714.9 million in aggregate, as at 28 February 2026 based on market comparison method prepared by Cushman & Wakefield Limited, an independent property valuer engaged by the Company, and the factors discussed in "*Reasons for and Benefits of the Proposed Disposals*". The Company considers the Hefei Land Compensation Price to be fair and reasonable.

The net proceeds from the Hefei Land Resumption are expected to be approximately RMB1,725 million (after deducting estimated fees and expenses). It is intended that principally all of the net proceeds will be applied in the Hefei Project, including not less than 40% for settlement of construction payments of the Hefei Project (including payment which has already been incurred up to the date hereof, and future payment). Remaining net proceeds are intended to be applied for Hefei OCT Industry as its working capital (including loan repayment).

Resumption procedures and delivery of land parcels

The Hefei Land Resumption will be subject to the resumption procedures further described in "*Procedures of the Land Resumptions*" below.

Hefei Land Parcels

The Hefei Land Parcels comprise three land parcels located in the Economic Development Zone in Hefei, Anhui Province, China:

	Land parcel A	**Land parcel B**	**Land Parcel C**
Location	North of Yunhu Road, East of Hongqiao Road, Hefei, Anhui Province, China	South of Hualien Road, West of Qide Road, Hefei, Anhui Province, China	South of Xiong'an Road, East of Hongqiao Road, Hefei, Anhui Province, China
Site area (approximate)	430.34 mu (equivalent to approximately 286,893 square meters)	84.46 mu (equivalent to approximately 56,306 square meters)	269.37 mu (equivalent to approximately 179,580 square meters)
Designated land usage	Commercial and residential, commercial, culture facilities	Commercial and residential	Residential, kindergarten, urban community service facilities, park, green space

The Hefei Land Parcels were acquired by Hefei OCT Industry in 2021, as part of the Hefei Project. The Hefei Land Parcels are held with land use right for a term due to expire on 28 July 2061 (for commercial use), 28 July 2071 (for cultural facility, park, green space uses, and 28 July 2091 (for residential use), respectively. As of the date of this announcement, the Hefei Land Parcels are not currently developed and are bare lands. The Hefei Project encompasses residential communities, commercial spaces, industrial offices, hotels, and eco-park. The Hefei Land Parcels and the remaining land parcels of the Hefei Project are located at proximate location. The land site area of the remaining land parcels of the Hefei Project is approximately 780,300 square meters. As of 31 December 2025, Gross Floor Area (plot ratio applicable) in the Hefei Project where construction has been completed and where construction has not been completed was approximately 618,200 square meters and 311,400 square meters, respectively. The land title of the Hefei Land Parcels are delineated from and independent of the other land parcels in the Hefei Project. The remaining Hefei Project can functions independently without the Hefei Land Parcels. The Hefei Land Resumption is therefore not expected to bring material disruption to the ongoing operations of the remaining area of the Hefei Project. No net profit/loss was recorded with respect to the Hefei Land Parcels for the year ended 31 December 2024. For the year ended 31 December 2025, on an unaudited basis, the Hefei Land Parcels recognised an impairment loss of RMB1,109 million.

MORE INFORMATION ABOUT THE LAND RESUMPTIONS

Procedures of the Land Resumptions

In November 2024, the Ministry of Natural Resources of the PRC issued the "Notice Regarding the Use of Funds from Local Government Special-Purpose Bonds to Reclaim and Acquire Stock Idle Land", encouraging local governments to use funds from special-purpose bonds to reclaim and acquire lands that enterprises are unable or unwilling to continue developing, and lands allocated for construction that have not yet commenced, and outlining procedures of the land resumptions.

According to such procedures, after the local governmental authorities identify land parcels proposed to be resumed, the local land reserve center will engage appraisal institution to appraise the market value of such land parcels. Such local land reserve center will set a base price, being the lower of the market value or the land costs of the land use rights owner, and make downward adjustments taking into account factors including the market conditions and performance conditions of relevant land use rights contract, etc. The local governmental authorities will, by way of public notice, publish the intended land resumption and the proposed land resumption price. The proposed land resumption will then be reported to, among others, the municipal government for approval and confirmation.

Special-purpose bonds will be launched by the local government with corresponding land parcels. To the best of the Company's knowledge, information and believe, the Company and its connected person have no intention to subscribe to the special-purpose bonds corresponding to the Chaohu Land Resumption and the Hefei Land Resumption.

A particular land resumption will only be conducted and proceeded with by the local government if that corresponding special-purpose bond issuance successfully raises funds for the same.

As of the date of this announcement:

(1) The Chaohu Natural Resources and Planning Bureau has announced the proposed resumption of (among others) the Chaohu Land Parcel, and its proposed land resumption price of RMB596 million.

    Hefei Huanchao is expected to enter into the Chaohu Agreement after: (i) the Company having obtained the Shareholders' approval for the Chaohu Land Resumption at the EGM; (ii) the Chaohu Land Resumption having obtained the Supervisory Approvals; (iii) the local government having launched the special-purpose bonds and successfully raised funds for the Chaohu Land Resumption; and (iv) there being no charge, mortgage, judicial seizure on the Chaohu Land Parcel.

    The Group intends to obtain the Shareholders' approval referred to in item (i) above, and complete the necessary process for item (iv) above in the second or third quarter of 2026. Items (ii) and (iii) are currently expected to take place by the end of third quarter of 2026.

(2) The Hefei Natural Resources and Planning Bureau has announced the proposed resumption of (among others) the Hefei Land Parcels, and its proposed land resumption price of RMB1,725 million.

    Hefei OCT Industry is expected to enter into the Hefei Agreements after: (i) the Company having obtained the Shareholders' approval for the Hefei Land Resumption at the EGM; (ii) the Hefei Land Resumption having obtained the Supervisory Approvals; (iii) the local government having launched the special-purpose bonds and successfully raised funds for the Hefei Land Resumption; and (iv) there being no charge, mortgage, judicial seizure on the Hefei Land Parcels.

    The Group intends to obtain the Shareholders' approval referred to in item (i) above, and complete the necessary process for item (iv) above in the second or third quarter of 2026. Items (ii) and (iii) are expected to take place by the end of third quarter of 2026.

Each of the Chaohu Agreement and the Hefei Agreements shall take effect from the date of signing. The Chaohu Land Resumption and the Hefei Land Resumption are independent of each other, and are not inter-conditional.

The aforesaid timeline represents the Group's estimation based on information currently available, and are shown for reference purpose only. The timeline may be subject to changes and satisfaction of conditions may or may not take place. The Company will comply with the applicable requirements under the Listing Rules when the Chaohu Agreement and the Hefei Agreements are formally signed or if there is any material change to the terms of any Proposed Disposal.

FINANCIAL EFFECTS OF THE PROPOSED DISPOSALS

Each of Hefei Huanchao and Hefei OCT Industry is an indirect subsidiary of the Company. The financial results, assets and liabilities of each of Hefei Huanchao and Hefei OCT Industry are consolidated into the consolidated financial statements of the Group in accordance with Hong Kong Financial Reporting Standard 10, Consolidated Financial Statements.

Chaohu Land Resumption

With the Chaohu Land Compensation Price of RMB596 million, based on the information currently available, including (i) the unaudited net book value of the Chaohu Land Parcel of approximately RMB596 million as of 31 December 2025, and (ii) the expectation that there being no taxes or selling expenses in relation to the Chaohu Land Resumption, it is expected that the Chaohu Land Resumption will not result in any gain/loss of the Group for the period.

Hefei Land Resumption

With the Hefei Land Compensation Price at RMB1,725 million, based on the information currently available, including (i) the unaudited net book value of the Hefei Land Parcels of approximately RMB1,725 million in aggregate as of 31 December 2025, and (ii) the expectation that there being no taxes or selling expenses in relation to the Hefei Land Resumption, it is expected that the Hefei Land Resumption will not result in any gain/loss of the Group for the period.

The financial effect and estimations are shown for reference purpose only, and do not purport to represent how the financial position of the Group will be upon completion of the Chaohu Land Resumption and the Hefei Land Resumption. The actual figures and effect will be assessed at the time of completion of the relevant land resumption, and will be subject to change and audit, and may vary from the amounts mentioned above.

REASONS FOR AND BENEFITS OF THE PROPOSED DISPOSALS

As one of the Group's strategic focus and to further consolidate the Group's foundation for medium-to-long term growth, the Group has been closely keeping the market in view, dynamically adjusting its strategy and construction planning, and prudently making investment and spending decisions.

Against this backdrop, the Chaohu Land Parcel and the Hefei Land Parcels are currently not developed. The Group has carefully assessed the costs required for the furtherance the development of these land parcels, the expect return from such development, and risks and uncertainties involved. In light of the prevailing market condition, the Company is of the view that significant input of capital to further construction at this stage may not represent a prudent and efficient use of resources, and may pose additional debt risks, financial pressure and loss-making risks to the Group. On the other hand, the Group's attempts to dispose of these land parcels were not successful, due to factors including lack of interested and capable buyers, and significant difference in pricing expectation, etc.

The Company is of the view that each of the Chaohu Land Resumption and the Hefei Land Resumption represents an opportunity to revitalize the Company's assets, which would allow the Group to alleviate operational risk from such assets, enhancing the Group's flexibility and potentials. The cash land compensation prices could provide additional cash flow and enhance the Group's working capital situation its liquidity and resilience.

Having considered the above, the terms of the Proposed Disposals and the land resumption procedures, the Board considers that the terms of each of the Chaohu Land Resumption (including the Chaohu Land Compensation Price) and the Hefei Land Resumption (including the Hefei Land Compensation Prices) to be fair and reasonable, and on normal commercial terms; that each of the Chaohu Land Resumption and the Hefei Land Resumption is in the interests of the Company and the Shareholders as a whole.

INFORMATION ON THE GROUP

The principal business activity of the Company is investment holding. The Group is principally engaged in comprehensive development, and equity investment and fund management. Equity investment and fund management involve direct equity investment and private equity fund investment in the primary market. Comprehensive development involves development and sale of residential properties, development and management of commercial properties, and development and operation of tourism projects.

Hefei Huanchao was established in Chinese Mainland with limited liability for the development of the Chaohu Project. It is held as to 51% by indirectly by the Company through a wholly-owned subsidiary, and as to 49% by Hefei Xingtai New Urbanisation Development Fund Partnership (Limited Partnership) (whose ultimate beneficial owner is the State-Owned Assets Supervision and Administration Commission of the Hefei Municipal People's Government so far as the Company is aware of) as of the date of this announcement.

Hefei OCT Industry was established in Chinese Mainland with limited liability for the development of the Hefei Project. It is held as to 51% by the Company through an indirect wholly-owned subsidiary, and as to 49% by Hefei Huaxing Airport Investment Co., Ltd. (whose ultimate beneficial owner is the State-owned Asset Supervision and Administration Commission of Hefei Municipal People's Government so far as the Company is aware of) as of the date of this announcement.

INFORMATION ON CHAOHU LAND RESERVE CENTER

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, at the date of this announcement, Chaohu Land Reserve Center is a PRC government authority, and Chaohu Land Reserve Center and its ultimate beneficial owners are Independent Third Parties.

INFORMATION ON HEFEI LAND RESERVE CENTER

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, at the date of this announcement, Hefei Land Reserve Center is a PRC government authority, and Hefei Land Reserve Center and its ultimate beneficial owners are Independent Third Parties.

LISTING RULES IMPLICATIONS

Chaohu Land Resumption

As the highest applicable percentage ratio in respect of the Chaohu Land Resumption exceeds 75%, the Chaohu Land Resumption constitutes a very substantial disposal of the Company under Chapter 14 of the Listing Rules. The Chaohu Land Resumption is therefore subject to the reporting, announcement and shareholders' approval requirements under Chapter 14 of the Listing Rules.

Hefei Land Resumption

As the highest applicable percentage ratio in respect of the Hefei Land Resumption, in aggregate, exceeds 75%, the Hefei Land Resumption constitutes a very substantial disposal of the Company under Chapter 14 of the Listing Rules. The Hefei Land Resumption is therefore subject to the reporting, announcement and shareholders' approval requirements under Chapter 14 of the Listing Rules.

GENERAL

To the best of the Directors' knowledge, information and belief, no Director has a material interest in, and no Director is required to abstain from voting on the Board resolutions approving, any of the Proposed Disposals.

Resolutions will be proposed at the EGM to seek the Shareholders' approval on each of the Chaohu Land Resumption and the Hefei Land Resumption (including granting of mandate in advance by the Shareholders for the Directors to enter into the Chaohu Agreement and the Hefei Agreements by 31 December 2026, and to complete the Chaohu Land Resumption and the Hefei Land Resumption, respectively). In light of the nature of the land resumption, it is the intention of the counterparties to the Chaohu Agreement and the Hefei Agreement for the parties to land resumption to be subject to similar condition precedent. The Group is therefore unable to include a condition precedent of Shareholders' approval under the Chaohu Agreement and the Hefei Agreement. Accordingly, it would not be possible for the Group to proceed with the Proposed Disposals except for the grant of prior mandates to the Directors. Having considered the regulatory background and stipulated procedures of a land resumption and the form and substance of the Chaohu Agreement and the Hefei Agreement agreed between the parties, the Group considered that the terms of the Proposed Disposals are essentially finalised. A circular will be issued in due course to provide shareholders with sufficient information to assess the merits of the Chaohu Land Resumption and the Hefei Land Resumption. If the terms of the Chaohu Agreement and the Hefei Agreements materially change subsequent to the grant of the Shareholders' approvals and mandates, the Company will re-comply with the requirements under Chapter 14 of the Listing Rules as and when required. To the best of the knowledge of the Company, at present no Shareholder shall be considered as having a material interest and required to abstain from voting at the EGM with respect to each of the Proposed Disposals.

A circular containing, among others, information about the Proposed Disposals, other information as required under the Listing Rules (including property valuation report(s) of the Chaohu Land Parcel and the Hefei Land Parcels) and a notice convening the EGM, is expected to be published on or before 24 April 2026, as additional time is required to finalise certain information in the circular, including the property valuation report(s).

The Proposed Disposals have yet to be finalised and therefore may be subject to changes. In addition, the Proposed Disposals may or may not proceed. Shareholders and potential investors of the Company are advised to exercise caution in dealing in the securities of the Company. Further announcement(s) will be made if and when appropriate or required by the Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions shall have the following meanings:

"Board"	the board of directors of the Company
"Chaohu Agreement"	the state-owned construction land use right purchase contract in relation to the Chaohu Land Parcel proposed to be entered into between Hefei Huanchao and Chaohu Land Reserve Center
"Chaohu Land Compensation Price"	the compensation price payable to Hefei Huanchao for the Chaohu Land Parcel under the Chaohu Agreement
"Chaohu Land Parcel"	the land parcel of Hefei Huanchao proposed to be resumed. See "*Chaohu Land Resumption — Chaohu Land Parcel*" in this announcement for more information
"Chaohu Land Reserve Center"	Chaohu City Land Reserve Center
"Chaohu Land Resumption"	the proposed surrender of the Chaohu Land Parcel by Hefei Huanchao to Chaohu Land Reserve Center
"Chaohu Project"	Hefei OCT Bantang Hot Spring Town project located in Chaohu Economic Development Zone, the PRC
"Company"	Overseas Chinese Town (Asia) Holdings Limited (華僑城(亞洲)控股有限公司), an exempted company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the main board of the Stock Exchange
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company
"EGM"	an extraordinary general meeting of the Company to be convened and held for the Shareholders to consider and, if thought fit, approve the Chaohu Land Resumption and the Hefei Land Resumption

"Group"	the Company and its subsidiaries as at the date of this announcement
"Hefei Agreements"	three Hefei City state-owned construction land use right purchase contracts, each in relation to the corresponding Hefei Land Parcels, proposed to be entered into between Hefei OCT Industry and Hefei Land Reserve Center
"Hefei Huanchao"	Hefei OCT Huanchao Cultural Tourism Real Estate Development Co., Ltd. (合肥華僑城環巢文旅置業發展有限公司), an indirect non-wholly-owned subsidiary of the Company
"Hefei Land Compensation Price"	the compensation payable to Hefei OCT Industry for the Hefei Land Parcels under the Hefei Agreements
"Hefei Land Parcels"	three land parcels of Hefei OCT Industry proposed to be resumed. See "*Hefei Land Resumption — Hefei Land Parcels*" in this announcement for more information
"Hefei Land Reserve Center"	Hefei City Land Reserve Center
"Hefei Land Resumption "	the proposed surrender of the Hefei Land Parcels by Hefei OCT Industry to Hefei Land Reserve Center
"Hefei OCT Industry"	Hefei OCT Industry Development Co., Ltd. (合肥華僑城實業發展有限公司), an indirect non-wholly-owned subsidiary of the Company
"Hefei Project"	Hefei OCT International Town project located in Xinqiao Technology Innovation Demonstration Zone, the PRC
"HK$"	the Hong Kong dollar(s), the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Huaxing Investment"	Hefei Huaxing Konggang Investment Co., Ltd. (合肥華興空港投資有限公司), a shareholder of Hefei OCT Industry

"Independent Third Party(ies)"	third party(ies) independent of the Company and its connected persons
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"PRC"	the People's Republic of China, and for the purposes of this announcement only, excludes the Hong Kong Special Administrative Region of the People's Republic of China, the Macau Special Administrative Region of the People's Republic of China and Taiwan
"Proposed Disposals"	the Chaohu Land Resumption and the Hefei Land Resumption
"RMB"	Renminbi, the lawful currency of the PRC
"Share(s)"	the share(s) of the Company
"Shareholder(s)"	the shareholder(s) of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Supervisory Approvals"	approvals from relevant department(s) and authority(ies) with respect to the supervision and administration of state-owned assets
"%"	per cent.

By the order of the Board
Overseas Chinese Town (Asia) Holdings Limited
Liu Yu
Chairman

Hong Kong, 26 March 2026

As at the date of this announcement, the Board comprises seven Directors, including three executive Directors namely Ms. Liu Yu, Mr. Wang Jianwen and Ms. Qi Jianrong, one non-executive Director namely Mr. Yang Guobin and three independent non-executive Directors namely Ms. Wong Wai Ling, Mr. Lam Sing Kwong Simon and Mr. Chu Wing Yiu.

Certain figures set out in this announcement have been subject to rounding adjustment. Certain Chinese names of institutions, natural persons or other entities or words have been translated into English and included in this announcement as unofficial translations for reference only. In the event of any inconsistency, the Chinese names shall prevail.

This announcement contains certain forward-looking statements that reflect the Company's beliefs, plans or expectations about the future. These statements subject to inherent risks and uncertainties. The actual outcomes may differ. Nothing contained in these statements is, or shall be relied upon as any assurance, representation or warranty otherwise. Neither the Company nor its directors, employees, agents, affiliates, advisers or representatives assume responsibility to update, supplement, correct these statements or adapt them to future events.