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China Uptown Group Company Limited
中國上城集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2330)

APPOINTMENT OF EXECUTIVE DIRECTOR

The board (the "**Board**") of directors (the "**Directors**") of China Uptown Group Company Limited (the "**Company**", together with its subsidiaries, the "**Group**") announces that Mr. Qian Sheng Hua ("**Mr. Qian**") has been appointed as an executive Director with effect from 20 April 2026.

The biographical details of Mr. Qian is set out below:

Mr. Qian Sheng Hua, aged 49, has 25 years of experience in the upstream and downstream of the real estate industry through holdings various positions in technology, sales and management. From 2010 to 2025, he served as a director and general manager of Guangdong Wuhua Zhengya Investment Co., Ltd.* (廣東物華正雅投資有限公司). Since 2021, Mr. Qian has also served as the chief executive officer of Chongyang Chongsheng Real Estate Co., Ltd.* (崇陽縣崇盛置業有限公司), a real estate development company, responsible for overseeing the overall operations and management of that company.

Mr. Qian possesses comprehensive management experience and professional capabilities in real estate project investment, development and construction, operation management, supply chain system construction and legal risk control.

Mr. Qian has entered into a service contract with the Company on 20 April 2026 for an initial term of one year commencing from 20 April 2026 unless terminated by not less than one month's notice in writing served by either party to the other or payment in lieu of notice. He is subject to retirement and re-election at the next annual general meeting of the Company after his appointment and thereafter subject to retirement by rotation in accordance with the articles of association of the Company. Mr. Qian is entitled to a director's fee of HK$50,000 per month and discretionary bonus, which is determined by the Board with reference to the recommendation from the remuneration committee of the Company based on his duties and responsibilities in the Group and the prevailing market conditions.

Save as disclosed above, Mr. Qian (i) did not hold any directorship in public companies the securities of which are listed on any securities market in Hong Kong or overseas during the past three years, (ii) does not hold any other position in the Group, (iii) does not have any relationship with any Directors, senior management, substantial or controlling shareholders (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")) of the Company, and (iv) does not have any interests in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong).

Save as disclosed above, neither is there any further information required to be disclosed pursuant to the requirements under Rule 13.51(2)(h) to (v) of the Listing Rules, nor is there any other matter relating to the appointment of Mr. Qian that needs to be brought to the attention of the shareholders of the Company.

The Board would like take this opportunity to welcome Mr. Qian for joining the Board.

By order of the Board
China Uptown Group Company Limited
Wu Yanhua
Executive Director and Chief Executive Officer

Hong Kong, 20 April 2026

As at the date of this announcement, the executive Directors are Ms. Wu Yanhua (Chief Executive Officer), Mr. Liu Jian Hui, Mr. Lau Chi Yan, Pierre and Mr. Qian Sheng Hua, and the independent non-executive Directors are Mr. Yau Sze Yeung, Mr. Su Zhi Jie and Ms. Aika Ouji.

** For identification purpose only*