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PU'ER LANCANG ANCIENT TEA CO., LTD.
普洱瀾滄古茶股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 6911)

VOLUNTARY ANNOUNCEMENT
ENTERING INTO A CREDIT AGREEMENT AND A MORTGAGE CONTRACT

This is a voluntary announcement made by Pu'er Lancang Ancient Tea Co., Ltd. (the "**Company**", together with its subsidiaries, the "**Group**").

The board (the "**Board**") of directors (the "**Directors**") of the Company would like to announce that on 22 April 2026, the Company entered into the Credit Agreement (Applicable to Circumstances Where no Separate Credit Agreement and Mortgage Contract are Required for Working Capital Loans) (Contract No. 876526ESX10) (the "**Credit Agreement**") with the Kunming Branch of China Merchants Bank Co., Ltd. ("**China Merchants Bank**"), with a credit facility of RMB40,000,000 for a term of 12 months, commencing from 21 April 2026 and ending on 20 April 2027. At the same time, the Company entered into the Maximum Amount Mortgage Contract (No. 876526E2SX10) (the "**Mortgage Contract**") with China Merchants Bank, pursuant to which, the Company has agreed to provide a maximum amount mortgage guarantee for all indebtedness under the Credit Agreement by way of a mortgage over the property and land use rights of nine buildings of the original tea factory located in Menglang Town, Lancang County (Real Estate Certificate No.: Yun (2020) Lancang County Real Estate No. 0001806), which are held under the name of the Company.

To the best knowledge, information and belief of the Directors, China Merchants Bank and its ultimate beneficial owners are third parties independent of the Company and its connected persons (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited).

REASONS FOR AND BENEFITS OF ENTERING INTO THE CREDIT AGREEMENT AND THE MORTGAGE CONTRACT

By entering into the Credit Agreement and the Mortgage Contract, the Group can diversify its financing channels, replenish capital required for its operations and optimise the Group's liability structure.

The terms of the Credit Agreement and the Mortgage Contract were determined after arm's length negotiations between the parties thereto, and the Board (including all independent non-executive Directors) considers that the terms of the Credit Agreement and the Mortgage Contract are fair and reasonable, on normal commercial terms, and in the interests of the Company and its shareholders as a whole.

By Order of the Board
Pu'er Lancang Ancient Tea Co., Ltd.
Du Chunyi
Chairlady and Executive Director

Hong Kong, 27 April 2026

As at the date of this announcement, the Board comprises (i) Ms. Du Chunyi, Mr. Zhou Xinzhong, Ms. Shi Yijing and Mr. Fu Gang as executive directors; (ii) Mr. Liu Jiajie as a non-executive director; and (iii) Ms. Huang Lin, Mr. Tang Zhangliang and Dr. Yang Kequan as independent non-executive directors.