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LAI SUN DEVELOPMENT

Lai Sun Development Company Limited
(Incorporated in Hong Kong with limited liability)

(Stock Code: 488)

LAI SUN DEVELOPMENT COMPANY LIMITED 麗新發展有限公司 (THE “GUARANTOR”)

RESULTS OF THE CONSENT SOLICITATION AND THE EXCHANGE OFFER IN RESPECT OF THE 5.00 PER CENT. GUARANTEED NOTES DUE 2026

(ISIN: XS2368038050)

(Stock Code: 40782)

ISSUED BY LAI SUN MTN LIMITED (THE “ISSUER”) AND GUARANTEED BY THE GUARANTOR

Reference is made to the announcements of the Guarantor dated 15 June 2026 and 30 June 2026 (collectively, the “**Announcements**”), the Exchange Offer Memorandum dated 15 June 2026 (the “**Exchange Offer Memorandum**”) and the Consent Solicitation Memorandum dated 15 June 2026 (the “**Consent Solicitation Memorandum**”). Unless otherwise defined herein, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements, the Exchange Offer Memorandum and the Consent Solicitation Memorandum.

RESULTS OF THE CONSENT SOLICITATION

The Consent Solicitation expired at 4:00 p.m., London time, on 7 July 2026. Following the conclusion of the Meeting on 10 July 2026, the Guarantor is pleased to announce that the Extraordinary Resolution was duly passed at the Meeting and the Eligibility Condition has been satisfied. The Guarantor decided to implement the Extraordinary Resolution.

As the Eligibility Condition has been satisfied, subject to the fulfilment or waiver of the conditions to the Consent Solicitation, the Issuer and the Guarantor expect to execute the Amendment Documentation to give effect to the Proposed Amendments and Waivers on the Effective Date, being on or about 28 July 2026.

Subject to the fulfilment or waiver of the conditions to the Consent Solicitation, the Guarantor currently expects that the Consent Fees and any Ineligible Noteholder Payments will be paid on the Settlement Date, being on or about 28 July 2026, as further described in the Consent Solicitation Memorandum. Existing Notes for which an Instruction has been submitted pursuant to the Consent Solicitation only will be unblocked after the time of settlement on the Settlement Date.

The Proposed Amendments and Waivers will take effect upon execution of the Amendment Documentation on the Effective Date and will be binding on all Noteholders. For the avoidance of doubt, execution of the Amendment Documentation is conditional on payment in full of the Consent Fees and any Ineligible Noteholder Payments.

RESULTS OF THE EXCHANGE OFFER

The Exchange Offer expired at 4:00 p.m., London time, on 7 July 2026. The Guarantor hereby informs Eligible Noteholders that, as of the Exchange Deadline, U.S.\$476,970,000 in aggregate principal amount of the Existing Notes have been validly tendered for exchange pursuant to the Exchange Offer. The Guarantor has decided to accept all validly tendered Existing Notes for exchange pursuant to the Exchange Offer.

Subject to the fulfilment or waiver of the conditions of the Exchange Offer, as the 3CRC Disposal Proceeds Condition has been satisfied, in respect of each U.S.\$1,000 in principal amount of the Existing Notes, Eligible Noteholders whose Existing Notes have been validly tendered and accepted for exchange will receive the Exchange Consideration being a cash payment of U.S.\$300 and New Notes in principal amount of U.S.\$700 on the Settlement Date, as further described in the Exchange Offer Memorandum.

Subject to the fulfilment or waiver of the conditions of the Exchange Offer, the New Issuer will issue U.S.\$333,879,000 in aggregate principal amount of New Notes as the New Notes Consideration and the Guarantor will pay U.S.\$143,091,000 in cash as Cash Consideration pursuant to the Exchange Offer on the Settlement Date, being on or about 28 July 2026.

DISCLAIMER

This announcement must be read in conjunction with the Exchange Offer Memorandum and the Consent Solicitation Memorandum. The Exchange Offer Memorandum and the Consent Solicitation Memorandum contain important information which should be read carefully before any decision is made with respect to the Exchange Offer and the Consent Solicitation. If any Noteholder is in any doubt as to the action it should take, it is recommended to seek its own financial advice, including in respect of any tax consequences, from its broker, bank manager, solicitor, accountant or other independent financial, tax or legal adviser. Any individual or company whose Existing Notes are held on its behalf by a broker, dealer, bank, custodian, trust company or other nominee must contact such entity if it wishes to participate in the Exchange Offer and/or the Consent Solicitation, or otherwise participate at the Meeting. None of the Issuer, the Guarantor, the Existing Agents, the New Issuer, the New Agents, the Solicitation Agents or the Information, Exchange and Tabulation Agent or any person who controls, or any director, officer, representative, adviser, employee, agent or affiliate of, any such person expresses any opinion about the terms of the Exchange Offer, the Consent Solicitation or Extraordinary Resolution or makes any recommendation whether Noteholders should participate in the Exchange Offer and/or the Consent Solicitation or otherwise participate at the Meeting.

FURTHER DETAILS

The Guarantor has appointed GLAS Agency (Hong Kong) Limited as the Exchange Agent for the Exchange Offer and as the Information and Tabulation Agent for the Consent Solicitation (each as stipulated in the Exchange Offer Memorandum and the Consent Solicitation Memorandum).

Noteholders who have any questions in connection with the Exchange Offer or the Consent Solicitation should contact the following agent for further information:

GLAS Agency (Hong Kong) Limited

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Telephone: +852 3622 2212

Email: lmamac@glas.agency

Documentation Website: <https://glas-agency.appianportals.com/LaiSun>

By Order of the Board
Lai Sun Development Company Limited
Lam Kin Ngok, Peter
Chairman

Hong Kong, 10 July 2026

As at the date of this announcement, the board of directors of the Guarantor comprises the following members:

Executive Directors: Dr. Lam Kin Ngok, Peter (Chairman) and Messrs. Cheung Sum, Sam (Group Chief Financial Officer), Lam Hau Yin, Lester (also alternate to Madam U Po Chu) and Lee Tze Yan, Ernest;

Non-Executive Director: Madam U Po Chu; and

Independent Non-Executive Directors: Messrs. Lam Bing Kwan, Leung Shu Yin, William, Ip Shu Kwan, Stephen and Luk Hon Man.

As at the date of this announcement, the board of directors of the Issuer comprises Dr. Lam Kin Ngok, Peter, Messrs. Lam Hau Yin, Lester, Cheung Sum, Sam and Yang Yiu Chong, Ronald Jeffrey.