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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)

UPDATE ON DISPOSAL OF LAND PARCELS THROUGH LAND RESUMPTION

Reference is made to the circular (the "**Circular**") of Overseas Chinese Town (Asia) Holdings Limited (the "**Company**") dated 27 April 2026, and the announcement of the Company dated 24 June 2026 with regard to the disposal of land parcels through land resumption. Capitalised terms used in this announcement shall have the meanings as defined in the Circular, unless the context requires otherwise.

After the Company having obtained the Shareholders' approval on 13 May 2026, Hefei Huanchao (as transferor) signed the Chaohu Agreement with Chaohu Land Reserve Center (as transferee) and Anhui Chaohu Economic Development Zone Management Committee (as witnessing party) dated 7 August 2026 with respect to the Chaohu Land Resumption. As set out in the Circular, the Chaohu Land Compensation Price is RMB596 million. Hefei Huanchao will (among other things) cooperate with the aforesaid Committee regarding the works associated with the reporting, approval, demolition, compensation and settlement (including the transfer of real estate ownership certificates to Chaohu Land Reserve Center within seven working days after the date of signing of the Chaohu Agreement), cooperate with Chaohu Land Reserve Center to apply to the Chaohu Natural Resources and Planning Bureau for the ownership change/transfer/cancellation registration procedures, and will cooperate with Chaohu Land Reserve Center to apply for real estate ownership certificates according to reserved land need and deliver the land parcels to the Anhui Chaohu Economic Development Zone Development Bureau and the Bantang Street Office in form of bare land within 30 days from the date of signing of the Chaohu Agreement. The Chaohu Land Compensation Price shall be paid within sixty days after Hefei Huanchao having completed these obligations and obtained the aforesaid Committee's written consent pursuant to the Chaohu Agreement. More information about the Chaohu Land Resumption and the Chaohu Agreement is available in the Circular.

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.

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

Hong Kong, 10 August 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.

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.