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SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO THE PROPOSED RE-APPOINTMENT OF AUDITOR

Reference is made to the circular of Coastal Greenland Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) dated 31 July 2026 in relation to the proposed re-appointment of Prism Hong Kong Limited (“**Prism**”) as the auditor of the Company (the “**Circular**”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Circular.

The following supplemental information is provided in relation to the estimated audit fee for the year ending 31 March 2027.

DETERMINATION OF THE ESTIMATED AUDIT FEE

The estimated audit fee of approximately HK\$600,000 for the year ending 31 March 2027 was determined following discussions between the Company and Prism, with reference to the audit undertaken for the previous financial year and the audit work expected to be required having regard to the Group’s current operations and financial reporting requirements.

* For identification purpose only

Scope of Audit Work: The anticipated audit scope includes the audit of the consolidated financial statements of the Group, audit work relating to the Company and the Group's material subsidiaries and components, consolidation procedures and the review of the relevant financial statement disclosures. Based on the Group's current business plans, the entities and principal financial reporting areas to be covered are expected to be similar to those for the previous financial year with no material change.

Complexity of the Group's operations: The assessment took into account the Group's corporate and operational structure, the consolidation of the financial information of its subsidiaries and components, and the accounting estimates and management judgements involved in preparing the consolidated financial statements. Based on the information currently available, the nature and scale of the Group's operations are not expected to result in a significant increase in the overall complexity of the audit compared with the previous financial year. The Company is an investment holding company and its subsidiaries are principally engaged in property development, property investment, provision of project management and project investment services. The Company recognized no project management income and had no new development projects in recent years. The Company's business model is straightforward.

Audit Resources Expected to be Committed: The anticipated resources were assessed by reference to the expected time commitment and the level, seniority and experience of the professional personnel required to perform the audit, taking into account the resources involved in the audit for the previous financial year. As the expected audit coverage and principal areas of work are broadly consistent with those of the previous financial year, the overall level of professional resources required is also expected to be broadly similar.

Accordingly, the anticipated audit work and resources required for the year ending 31 March 2027 are expected to remain generally consistent with those for the previous financial year. The estimated audit fee therefore remains at the same level as the audit fee for the previous financial year.

FAIRNESS AND REASONABLENESS OF THE ESTIMATED AUDIT FEE

In assessing whether the estimated audit fee was fair and reasonable, the Audit Committee and the Board considered the fee in the context of the audit completed for the previous financial year, the audit work expected to be required for the year ending 31 March 2027 and the professional resources required to perform the audit.

Reference to the previous financial year: The estimated fee is at the same level as the audit fee for the previous financial year. As Prism had completed that audit, the Audit Committee and the Board were able to assess the fee by reference to the actual scope of work undertaken, the significant financial reporting matters addressed and the level of professional involvement required during the audit. It is considered that the Company's operations and business model remain the same as in the previous year.

Expected audit work: Based on the Group's current operations and financial reporting requirements, the entities and principal financial reporting areas expected to be covered by the audit are broadly similar to those for the previous financial year. The Audit Committee therefore considered that maintaining the fee at the same level was consistent with the audit work expected to be performed.

Prism's understanding and previous performance: Through the audit for the previous financial year, Prism had gained an understanding of the Group's businesses, corporate structure, operations and significant financial reporting matters. The Audit Committee also considered Prism's professional competence and experience in auditing listed companies especially the property developers, its performance and communications with management and the Audit Committee during the previous audit, and its independence and objectivity.

Audit resources and audit quality: The Audit Committee considered whether the fee would enable Prism to allocate sufficient time and personnel of appropriate seniority, experience and professional competence to the engagement, including an appropriate level of supervision and review. Its assessment was based on whether the fee was sufficient to support the proper performance of the audit without compromising audit quality.

On this basis, the Audit Committee and the Board considered that the estimated fee appropriately reflected the audit work expected to be performed and the level of professional resources required, while allowing the audit to be conducted in accordance with the applicable professional standards, and was therefore fair and reasonable.

By Order of the Board
Coastal Greenland Limited
Jiang Ming
Chairman

Hong Kong, 11 August 2026

As at the date of this announcement, the Board comprises Mr. Jiang Ming and Mr. Lin Chen Hsin as executive Directors, Mr. Qiu Guizhong and Mr. Zhou Xiya as non-executive Directors and Mr. Wong Kai Cheong, Mr. Yang Jiangang and Mr. Huang Xihua as independent non-executive Directors.