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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)

LAPSE OF PLACING OF NEW SHARES UNDER GENERAL MANDATE

Reference is made to the announcement of China Uptown Group Company Limited dated 4 August 2026 in relation to the placing of up to 90,568,000 new ordinary shares of HK\$0.01 each in the share capital of the Company (the “**Announcement**”). Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcement.

The Company announces that as the conditions of the Placing Agreement will not be satisfied or fulfilled by the Closing Date, the Placing Agreement will lapse and the Placing will not proceed. All obligations and responsibilities of the Placing Agent and those of the Company under the Placing Agreement shall cease and determine forthwith and neither the Placing Agent nor the Company shall have any claim whatsoever against each other in relation thereto, save for any antecedent breach of the Placing Agreement and without prejudice to the accrued rights and liabilities of each of the Placing Agent and those of the Company.

The Board is of the view that the lapse of the Placing will not have any material adverse impact on the operation and financial position of the Company as a whole.

By order of the Board
China Uptown Group Company Limited
Aika Ouji
Chairlady of the Board

Hong Kong, 21 August 2026

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