JY GRANDMARK HOLDINGS LIMITED
景業名邦集團控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 2231)

SUPPLEMENTAL ANNOUNCEMENT JULY 2026 UPDATE IN RELATION TO THE DISCLAIMER OF OPINION SET OUT IN THE ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

Reference is made to the announcement of JY Grandmark Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") dated 14 August 2026 (the "**Announcement**"). Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcement.

The Board wishes to provide the following supplemental information in respect of the Announcement.

Borrowings repaid by the Group from 1 January 2026 to 31 July 2026

For the year ending 31 December 2026, the Group aims to repay borrowings of approximately RMB59.16 million. During the period from 1 January 2026 to 31 July 2026, the Group repaid borrowings in the aggregate amount of approximately RMB11.25 million.

Financial and operational impact of the litigations on the Group

As disclosed in the Announcement, as at 31 July 2026, the Group was involved in a total of 263 litigation cases, 6 of such cases related to bank and other borrowings of the Group (of which enforcement proceedings have been commenced in 1 case), whilst 2 of such cases were related to the Group's financial guarantees for joint ventures. The remaining 255 cases were related to other disputes arising in the ordinary and usual course of the Group's property development business, of which enforcement proceedings have been commenced in 107 cases.

From the financial perspective, in the event that the relevant litigations are ultimately determined against the Group, requiring it to bear compensation liabilities, the relevant compensation payments, damages, and legal costs will result in cash outflow. Certain operating assets and bank accounts may also be subject to judicial attachment or freezing, thereby weakening the asset liquidity of the Group. Expenses and compensation arising from such litigations will be recognised in profit or loss for the relevant period, and will accordingly affect the Group's operating results, net assets and earnings per share for that period. In addition, ongoing legal disputes may lead to tighter credit conditions imposed by financial institutions and an increase in external financing costs, further exacerbating the cash flow pressure on the Group's operating and financing activities and reducing its flexibility in treasury management.

From the business operations perspective, judicial restrictions imposed on bank accounts and operating assets may disrupt daily receipt and payment arrangements, project settlement and recovery of receivables, as well as routine operational turnover. Where enforcement proceedings have been commenced and attachment orders have been registered against certain properties of the Group, the Group is generally still able to proceed with the sale of the affected properties, provided that the relevant purchasers are informed of the existence of the attachment. In such circumstances, completion of the sale would be subject to the Group first negotiating with the relevant lenders for the release and lifting of the attachment. Such requirements may lengthen the sales cycle and adversely affect the pace of the Group's pre-sales and sales activities.

The Company intends to defend and/or respond to the above litigations and enforcement proceedings. Based on the Group's understanding and past experience, where a creditor has obtained an enforcement order, it would generally first seek to realise the relevant collateral, and where realisation of collateral is not feasible or the proceeds of realisation are insufficient to discharge the relevant borrowings or judgement amounts, the creditor may then discuss repayment arrangements with the Group. The Company's past experience has also been that mainland banks do not ordinarily seek to compel a defaulting borrower into liquidation as a means of recovering their loans. The Group will continue to maintain active communication with the relevant creditors and other plaintiffs with a view to negotiating deferral of repayment and/or repayment by instalments in respect of the relevant borrowings or judgment amounts. In parallel, the Company will continue its efforts to improve its financial position, including but not limited to stepping up sales efforts, accelerating the realisation of assets, implementing cost control measures and seeking new sources of financing, with a view to addressing the relevant indebtedness and enforcement proceedings in an orderly manner.

DISCLAIMER

The Board wishes to remind shareholders of the Company and potential investors that the above financial and operating data are based on the Group's management accounts which have not been audited or reviewed by the auditor. The above data may differ from the data to be disclosed in the regular reports of the Company. Accordingly, information contained in this announcement is strictly for investors' reference only, and should in no way be regarded as providing any indication or assurance on the financial results of the Group. Shareholders of the Company and potential investors are cautioned not to place any reliance on such information.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company. Any shareholder of the Company or investor who is in doubt is advised to seek advice from professional or financial advisors.

By order of the Board
JY Grandmark Holdings Limited
Shek Lai Him, Abraham
Chairman

Hong Kong, 22 September 2026

As at the date of this announcement, the Board comprises Mr. Shek Lai Him, Abraham, GBS, SBS, JP as non-executive Director; Mr. Wu Jinhong and Ms. Yu Jiafeng as executive Directors; and Mr. Ma Ching Nam, BBS, CStJ, JP, Mr. Leong Chong and Mr. Wu William Wai Leung as independent non-executive Directors.