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If you have sold or transferred all your shares in **PARKSON RETAIL GROUP LIMITED**, you should at once hand this circular, together with the enclosed form of proxy, to the purchaser(s) or transferee(s) or to the bank, licensed securities dealer or registered institution in securities or other agent through whom the sale or transfer was effected for transmission to the purchaser(s) or transferee(s).

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PARKSON 百盛
PARKSON RETAIL GROUP LIMITED
百盛商業集團有限公司
(a company incorporated in the Cayman Islands with limited liability)
(Stock Code: 3368)

MAJOR TRANSACTION
RENEWAL OF TENANCY IN NANCHANG CITY,
JIANGXI PROVINCE, THE PRC

Capitalised terms used in this cover page shall have the same meaning as those defined in the section headed “Definitions” of this circular.

A letter from the Board is set out on pages 3 to 13 of this circular.

The transactions being the subject matter of this circular have been approved in writing by a closely allied group of Shareholders who together hold more than 50% of the voting rights of the Company which have been accepted in lieu of holding of a general meeting pursuant to the Listing Rules and this circular is being despatched to the Shareholders for information only.

25 September 2026

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DEFINITIONS

In this circular, unless the context otherwise requires, the following expressions shall have the following meanings:

“Board”	means the board of Directors.
“Company”	means Parkson Retail Group Limited 百盛商業集團有限公司, a company incorporated in the Cayman Islands.
“Directors”	means the directors of the Company.
“Group”	means the Company and its subsidiaries.
“HK\$”	means Hong Kong Dollars, the lawful currency of Hong Kong.
“Hong Kong”	means the Hong Kong Special Administrative Region of the PRC.
“IFRS 16”	means the “International Financial Reporting Standard 16 – Leases” issued by the International Accounting Standards Board, which sets out principles for recognition, measurement, presentation and disclosure of leases.
“Jiangxi Parkson”	means Jiangxi Parkson Retail Co., Ltd.* (江西百盛中山城百貨有限公司), a company incorporated in the PRC and an indirect wholly-owned subsidiary of the Company.
“Landlord”	means Jiangxi Kaimei Development Co., Ltd.* (江西凱美實業發展有限公司).
“Latest Practicable Date”	means 21 September 2026, being the latest practicable date for ascertaining certain information for the purpose of inclusion in this circular.
“Listing Rules”	means the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.
“Model Code”	means the Model Code for Securities Transactions by Directors of Listed Issuers contained in Appendix C3 of the Listing Rules.
“MYR”	means Malaysian Ringgits, the lawful currency of Malaysia.

DEFINITIONS

“Nanchang Original Tenancy Agreement”	means the tenancy agreement in respect of the Nanchang Property dated 17 December 2006 as supplemented by a supplemental agreement dated 21 March 2007.
“Nanchang Property”	means a basement-level floor and levels 1 to 4 above the ground floor of the premises located at No. 177, Zhongshan Road, Nanchang City, Jiangxi Province, the PRC.
“Nanchang Renewal Agreement”	means the renewal agreement to the Nanchang Original Tenancy Agreement in respect of the Nanchang Property entered into between the Landlord and Jiangxi Parkson on 9 September 2026.
“Nanchang Tenancy”	means the tenancy for the Nanchang Property as renewed pursuant to the Nanchang Renewal Agreement.
“PRC”	means the People’s Republic of China and, for the purposes of this circular only, excludes Hong Kong, Macau Special Administrative Region and Taiwan.
“RMB”	means Renminbi, the lawful currency of the PRC.
“SFO”	means the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).
“Shareholders”	means holders of the Shares.
“Shares”	means ordinary shares of nominal value of HK\$0.02 each in the capital of the Company.
“sq. m.”	means square metre.
“Term”	means the term of the Nanchang Renewal Agreement, being from 1 January 2027 to 31 December 2041.
“VAT”	means the value-added tax.
“%”	means per cent.

* For identification only. For ease of reference, the names of the PRC established companies or entities have generally been included in this circular in both Chinese and English languages and in the event of inconsistency, the Chinese language shall prevail.

LETTER FROM THE BOARD

PARKSON 百盛
PARKSON RETAIL GROUP LIMITED
百盛商業集團有限公司

(a company incorporated in the Cayman Islands with limited liability)

(Stock Code: 3368)

Executive Directors:

Tan Sri Cheng Heng Jem (*Chairman*)
Ms. Juliana Cheng San San

Non-executive Director:

Dato' Sri Dr. Hou Kok Chung

Independent non-executive Directors:

Dato' Fu Ah Kiow
Mr. Yau Ming Kim, Robert
Datuk Koong Lin Loong

Registered office:

Vistra (Cayman) Limited
P.O. Box 31119 Grand Pavilion
Hibiscus Way, 802 West Bay Road
Grand Cayman KY1-1205
Cayman Islands

Head office and principal place of business:

5th Floor, Metro Plaza
No. 555 Loushanguan Road
Changning District
Shanghai
200051 PRC

Principal place of business in Hong Kong:

Room 1010,
10th Floor Harcourt House
39 Gloucester Road
Wanchai, Hong Kong

25 September 2026

To the Shareholders

Dear Sir/Madam,

MAJOR TRANSACTION
RENEWAL OF TENANCY IN NANCHANG CITY,
JIANGXI PROVINCE, THE PRC

INTRODUCTION

Reference is made to the Company's announcement dated 9 September 2026. The purpose of this circular is to provide you with, among other things, (i) further information regarding the Nanchang Renewal Agreement; and (ii) other information as required under the Listing Rules.

LETTER FROM THE BOARD

The Board is pleased to announce that on 9 September 2026, Jiangxi Parkson entered into the Nanchang Renewal Agreement with the Landlord, pursuant to which the parties agreed to the terms of the renewed tenancy for the Nanchang Property. Jiangxi Parkson has been occupying the Nanchang Property as tenant for its retail business since 2007 pursuant to the Nanchang Original Tenancy Agreement, with the current tenancy expiring on 31 December 2026. Pursuant to the Nanchang Renewal Agreement, the term of the Nanchang Tenancy will be extended until 31 December 2041.

1. NANCHANG RENEWAL AGREEMENT

A summary of the principal terms of the Nanchang Renewal Agreement and other relevant information is as follows:

Date	:	9 September 2026
Parties	:	Tenant: Jiangxi Parkson Landlord: Jiangxi Kaimei Development Co., Ltd.
Property	:	A basement-level floor and levels 1 to 4 above the ground floor of the premises located at No. 177, Zhongshan Road, Nanchang City, Jiangxi Province, the PRC.
Total gross area	:	31,955.45 sq. m.
Tenancy term (i.e. the “ Term ”)	:	1 January 2027 to 31 December 2041.

LETTER FROM THE BOARD

Rent and payment terms : The rental during the Term shall be paid on a quarterly basis in advance.

Set out below is the rental payable by the Tenant during the Term:

Year	Total Rental per annum (including VAT) (RMB)
1 st to 3 rd	21,950,000
4 th to 6 th	22,718,250
7 th to 9 th	23,513,389
10 th to 12 th	24,336,357
13 th to 15 th	25,188,130

Deposit : RMB15 million

The deposit of RMB1.3 million previously paid under the Nanchang Original Tenancy Agreement, together with the RMB2.0 million previously paid under the letter of intent for the renewal shall be automatically carried forward and applied as part of the deposit, and the remaining balance of RMB11.7 million shall be paid by Jiangxi Parkson within sixty (60) calendar days after the Nanchang Renewal Agreement is signing and becomes effective.

The deposit shall be returned to Jiangxi Parkson without interest within ten (10) business days upon the expiration of the Term or the termination of the Nanchang Tenancy, after Jiangxi Parkson has settled all rent and other expenses, performed all obligations without breach and returned the Nanchang Property to the Landlord pursuant to the Nanchang Renewal Agreement.

LETTER FROM THE BOARD

Use : Operation of shopping centre, including but not limited to convenience stores, gold and jewellery, accessories, computers, mobile phones, watches and eyewear, sports, books and audio-visual products, pharmaceuticals, home appliances, clothing and footwear, cosmetics and toys; and the provision of services such as wholesale logistics, catering, film and television, entertainment, bars, cafés, tea houses, Chinese and Western pastries, photography, colour printing and photo development, beauty and hairdressing, wedding services, fitness centres, business activity centres, as well as the establishment of offices and warehouses, and other commercial activities within the business scope of the Tenant under the trademark and trade name of the “百盛” and “Parkson” in the Nanchang Property.

Right to sub-let : Jiangxi Parkson shall have the operational rights and usage rights over the Nanchang Property, and may determine its business model therein, including self-operation, joint operation, sub-letting part(s) of the Nanchang Property.

Any sublet entered into shall in no event extend beyond the Term of the Nanchang Renewal Agreement. Jiangxi Parkson shall be solely responsible for, and shall assume all obligations and liabilities of the lessor arising under any such sublet.

Renewal : If Jiangxi Parkson wishes to further renew the Nanchang Tenancy, it shall serve a written request to the Landlord no less than one hundred and eighty (180) days prior to the expiration of the Term. Jiangxi Parkson shall enjoy a right of first refusal under terms and conditions equal to those offered to any third party. The parties shall negotiate in good faith the terms of renewal and, upon reaching agreement, shall execute a new tenancy agreement.

LETTER FROM THE BOARD

Otherwise, the Nanchang Tenancy will automatically terminate upon expiration of the Term, and the Landlord may then lease the Nanchang Property to a third party. However, the terms offered to such third party must not be more favorable than those previously offered to Jiangxi Parkson. Should more favorable terms be extended to the third party, Jiangxi Parkson shall retain the right of first refusal on such terms.

Termination : Save as expressly provided in the Nanchang Renewal Agreement, neither party may terminate the Nanchang Renewal Agreement prior to the expiration of the Term.

The circumstances under which either party may terminate the Nanchang Renewal Agreement, in whole or in part as applicable, shall include the following:

- (a) land requisition or forced demolition by the government;
- (b) the occurrence of force majeure events resulting in the inability to continue operations;
- (c) mutual agreement between Jiangxi Parkson and the Landlord; and
- (d) the implementation or promulgation of national policies, laws, or regulations that make continued performance of the Nanchang Renewal Agreement impossible.

LETTER FROM THE BOARD

Jiangxi Parkson is also entitled to terminate the Nanchang Renewal Agreement prior to the expiration of the Term free from any liability for breach of Nanchang Renewal Agreement, provided that during the Term its accumulated losses exceed RMB50 million, as determined by an audit report issued by an accounting firm jointly engaged by Jiangxi Parkson and the Landlord. Where Jiangxi Parkson exercises such termination right, it shall notify the Landlord in writing 90 calendar days in advance. The Nanchang Renewal Agreement shall be terminated upon expiration of 90 calendar days from the date on which such written notice is delivered to the Landlord.

Effective date : The Nanchang Renewal Agreement shall become effective upon the Company obtaining the Shareholders' approval on the Nanchang Renewal Agreement and the transactions contemplated thereunder.

2. BASIS FOR DETERMINATION OF THE RENT AND OTHER INFORMATION

The terms of the Nanchang Renewal Agreement were determined after arm's length negotiations between Jiangxi Parkson and the Landlord, with reference to the prevailing market rates for properties of similar nature (i.e. leased to a single anchor brand similar to Parkson) to the Nanchang Property, and also located in core business districts, as adjusted based on differences in various aspects such as location and environment, age and maintenance, size, decoration standard, floors and other physical characteristics.

The Board has primarily considered the valuation report for the Nanchang Property prepared by an independent property valuer, as set out in Appendix II to this circular, together with prevailing market practices adopted by industry peers for tenancies of comparable scale and duration to the Nanchang Tenancy. For benchmarking purposes, comparable properties were selected from core and sub-core commercial districts of Nanchang City, leased to single anchor tenants similar in nature to Jiangxi Parkson. While there may be differences between the Nanchang Property and the selected comparables, particularly in terms of location, building age, size, and physical attributes, the Board considers that the adjustment ranges applied by the independent property valuer are reasonable and appropriate as the Board was advised that such adjustments and their applicable ranges were determined based on observed market data, are consistent with the prevailing industry practices, properly reflect the differences between the Nanchang Property and the selected comparable properties, and have been prepared in accordance with the Hong Kong Institute of Surveyors (HKIS) Valuation Standards.

LETTER FROM THE BOARD

In determining the rental for the Nanchang Tenancy, the Company has considered a number of factors. In particular, the annual rent for the first year of the Term (i.e. from 1 January 2027 to 31 December 2027) under the Nanchang Renewal Agreement amounts to RMB20.9 million (exclusive of VAT of approximately RMB1.10 million), which is lower than the market rent of RMB21.2 million (exclusive of VAT) for the Nanchang Property in its existing state as at 31 July 2026 as evaluated by the independent property valuer. In addition, according to rental comparables provided by the independent property valuer, monthly rentals for properties of a similar nature and location (exclusive of VAT) range between approximately RMB55 and RMB90 per sq. m. (please see note (6) to the valuation report of the Nanchang Property as set out in Appendix II). The monthly rental (exclusive of VAT) under the Nanchang Renewal Agreement is approximately RMB54.4 per sq. m., which positions the agreed rent marginally less than the lower end of the prevailing market range. Having duly considered the valuation evidence and prevailing market conditions, the Board is of the view that the rental terms under the Nanchang Renewal Agreement are fair and reasonable, competitive, and consistent with market practice. The key inputs and adjustments adopted by the independent property valuer in arriving at the comparables are set out in Appendix II to this circular.

The rent under the Nanchang Renewal Agreement will increase by 3.5% every three years of the Term after arm's length negotiations with the Landlord. This adjustment translates into a compound rental growth rate of about 0.99% per year during the Term. When compared with renewal tenancy arrangements entered into by the Group in recent years in tier-1 and tier-2 cities such as Shanghai, Chengdu, Harbin, and Shenyang where compound rental growth rates during respective terms ranged from 0.5% to 3% per year, the rental arrangement of the Nanchang Renewal Agreement sits toward the lower end of this range. The Board considers this arrangement to be consistent with the Group's prevailing practice and to represent a more moderate rental increase, thereby providing the Group with advantages in cost control, financial stability and long-term planning.

The Term was agreed following arm's-length negotiations between the parties, having regard to the original 20-year term under the Nanchang Original Tenancy Agreement which demonstrated the stability and predictability that a long-term lease affords the Group. In assessing the Term, the Directors took into account that the operation of a department store requires substantial capital investment, particularly in renovation and fit-out, as well as the ongoing cultivation of customer perception and brand maintenance. The long-term tenancy arrangements are therefore essential to ensure cost efficiency, to maintain the location where customers' shopping habits are established and to mitigate the risk of premature amortisation of such expenditures. The Directors further consider that the Term is consistent with prevailing market practice and supports the Group's strategic direction for its retail operations. By securing the 15-year term tenancy, the Group is able to plan and amortise investments over an appropriate period, achieve more stable and resilient operating performance, and ultimately enhance long-term value for shareholders.

LETTER FROM THE BOARD

The rent and other amounts payable by Jiangxi Parkson under the Nanchang Renewal Agreement are expected to be financed by its net sales revenue and the internal resources of the Group.

3. INFORMATION OF THE PARTIES

The Group

The principal activities of the Group are the operation and management of a network of department stores, shopping malls, outlets and supermarkets mainly in the PRC.

Jiangxi Parkson

Jiangxi Parkson is an indirect wholly-owned subsidiary of the Company principally engaged in the operation of department stores in Nanchang City.

Landlord

Jiangxi Kaimei Development Co., Ltd. is a company established in the PRC and its scope of business primarily includes development and operation of real estate and property in the PRC.

To the best knowledge and belief of the Directors, and having made all reasonable enquiries, the equity interest of the Landlord is directly wholly owned by Sino Wealth Holding Limited.

Sino Wealth Holding Limited is owned as to 40% by Ho Kai Jing, 40% by Ho Ka Hung and 10% each by Ho Ching and To Sau Ying.

Save as disclosed above, to the best of the knowledge, information and belief of the Directors, and having made all reasonable enquiries, the Landlord and its respective ultimate beneficial owners are third parties independent of, and not connected with, the Company and its connected persons (as defined under the Listing Rules).

4. REASONS FOR AND BENEFITS OF ENTERING INTO THE NANCHANG RENEWAL AGREEMENT

The Group has operated department stores in Nanchang City, the capital of Jiangxi Province, for almost 20 years. As one of Southern China's most vibrant provincial capitals and a major commercial hub, Nanchang provides a strong foundation for the Group's long-term growth. Over the years, the Group and the Parkson brand have built solid market recognition, established extensive brand partnerships, and fostered customer loyalty, supported by government and community resources.

LETTER FROM THE BOARD

The Nanchang Property, located in the core commercial district, occupies a prime position and offers high commercial value. The Group operates four stores in Jiangxi Province. The Nanchang Property and another store, located just across the street creating strong synergy. This dual-store presence also holds strategic significance for the Group's overall operations within Nanchang City. Looking ahead, the Nanchang Property will undergo a business format upgrade, focusing on creating an integrated lifestyle destination for shopping, dining, entertainment, and leisure, to attract a younger customer base and capitalise on the foot traffic from the nearby dual-metro station. The renovation and upgrading works will be carried out in stages across different floors, and are expected to be completed by June 2027. The total renovation expenditure is expected to amount to approximately RMB25 million.

The Board is of the view that the terms of the Nanchang Renewal Agreement and the Nanchang Tenancy are fair and reasonable. Having taken into account the above reasons and benefits, the Board considers that the entering into of the Nanchang Renewal Agreement and the transactions contemplated thereunder are in the interests of the Company and the Shareholders as a whole.

5. FINANCIAL EFFECTS OF THE RENEWAL OF THE NANCHANG TENANCY

Pursuant to IFRS 16, the Group is required to recognise the Nanchang Property as a right-of-use asset. Thus, the entering into of the Nanchang Renewal Agreement and the transactions contemplated thereunder will be regarded as an acquisition of asset by the Group under the Listing Rules. The consideration for the acquisition of the right-of-use asset recognised by the Group pursuant to IFRS 16 is approximately RMB185.0 million and a lease liability amounting to approximately RMB185.0 million.

Set out below is the accounting treatment of the Group in relation to the right-of-use asset in respect of the Nanchang Property.

The right-of-use asset is initially measured at the amount of the lease liability plus any initial direct costs incurred by the tenant. Adjustments may also be required for lease incentives, payments at or prior to commencement and restoration obligations or similar. After commencement, the tenant shall measure the right-of-use assets using a cost model, unless:

- (i) the right-of-use asset is an investment property and the relevant tenant fair values its investment property under IAS 40; or
- (ii) the right-of-use asset relates to a class of plant, property and equipment (“PPE”) to which the relevant tenant applies IAS 16's revaluation model, in which case all right-of-use asset relating to that class of PPE can be revalued.

LETTER FROM THE BOARD

Under the cost model, a right-of-use asset is measured at cost less accumulated depreciation and accumulated impairment. A lease liability is initially measured at the present value of the rent payable over the relevant lease term, discounted at the rate implicit in the lease if that can be readily determined. If that rate cannot be readily determined, the relevant tenant shall use its incremental borrowing rate.

Pursuant to IFRS 16, the Group will recognise the depreciation charge for the right-of-use asset over the useful life on a straight-line basis, and interest expense on the lease liabilities in profit or loss for the Nanchang Property. The annual depreciation amount for the Nanchang Property is approximately RMB12.1 million.

6. IMPLICATIONS UNDER LISTING RULES

6.1 Nanchang Renewal Agreement

Pursuant to IFRS 16, the Group is required to recognise the Nanchang Property as a right-of-use asset. Thus, the entering into of the Nanchang Renewal Agreement and the transactions contemplated thereunder will be regarded as an acquisition of asset by the Group under the Listing Rules. The consideration for the acquisition of the right-of-use asset recognised by the Group pursuant to IFRS 16 is approximately RMB185.0 million, which is calculated based on the present value of the rent payments to be made under the Nanchang Renewal Agreement in accordance with IFRS 16.

As the highest applicable percentage ratio under Rule 14.07 of the Listing Rules in respect of the consideration for the acquisition of the right-of-use asset recognised by the Group pursuant to IFRS 16 is more than 25% but less than 100%, the entering into of the Nanchang Renewal Agreement constitutes a major transaction for the Company, and is therefore subject to announcement, circular and Shareholders' approval requirements under Chapter 14 of the Listing Rules.

6.2 Written approval of closely allied group of Shareholders

To the best of the knowledge, information and belief of the Directors, and having made all reasonable enquiries, no Shareholder or any of their respective associates has any material interest in the Nanchang Tenancy or the Nanchang Renewal Agreement. Accordingly, none of the Shareholders is required to abstain from voting on the resolutions to approve the entering into of the Nanchang Renewal Agreement and the transactions contemplated thereunder.

LETTER FROM THE BOARD

A closely allied group of Shareholders interested in an aggregate of 1,448,270,000 Shares, representing approximately 54.97% of the total number of issued Shares of the Company, has given its written approval on the entering into of the Nanchang Renewal Agreement and the transactions contemplated thereunder. The written approval of the aforesaid group of Shareholders had been accepted in lieu of holding a general meeting of the Company pursuant to Rule 14.44 of the Listing Rules. Accordingly, no general meeting will be convened by the Company to approve the entering into of the Nanchang Renewal Agreement and the transactions contemplated thereunder.

The aforesaid Shareholders are (i) East Crest International Limited which holds 9,970,000 Shares, representing 0.38% of the total number of issued Shares of the Company; and (ii) PRG Corporation Limited which holds 1,438,300,000 Shares, representing 54.59% of the total number of issued Shares of the Company. PRG Corporation Limited is a wholly-owned subsidiary of East Crest International Limited.

7. RECOMMENDATION

The Directors, including the independent non-executive Directors, consider that the terms of the Nanchang Renewal Agreement are fair and reasonable, and also having taken into account the above reasons and benefits, consider that the entering into of the Nanchang Renewal Agreement and the transactions contemplated thereunder are in the interests of the Company and the Shareholders as a whole.

Had an extraordinary general meeting been convened for the approval of the entering into of the Nanchang Renewal Agreement, the Directors, including the independent non-executive Directors, would have recommended the Shareholders to vote in favour of the same.

8. FURTHER INFORMATION

Your attention is also drawn to the additional information of the Group as set out in the appendices to this circular.

Yours faithfully,
For and on behalf of the Board
PARKSON RETAIL GROUP LIMITED
Tan Sri Cheng Heng Jem
Executive Director and Chairman

1. FINANCIAL INFORMATION OF THE GROUP

Financial information of the Group for each of the three years ended 31 December 2023, 2024 and 2025, and for the six months ended 30 June 2026 are disclosed in the following documents which had been published on both the website of the Stock Exchange (www.hkexnews.hk) and the website of the Company (www.parksongroup.com.cn), and can be accessed via the following links:

- interim report of the Company for the six months ended 30 June 2026 (pages 6 to 48)
<https://www1.hkexnews.hk/listedco/listconews/sehk/2026/0911/2026091100882.pdf>
- annual report of the Company for the year ended 31 December 2025 (pages 126 to 276)
<https://www1.hkexnews.hk/listedco/listconews/sehk/2026/0413/2026041300601.pdf>
- annual report of the Company for the year ended 31 December 2024 (pages 108 to 264)
<https://www1.hkexnews.hk/listedco/listconews/sehk/2025/0410/2025041000441.pdf>
- annual report of the Company for the year ended 31 December 2023 (pages 103 to 260)
<https://www1.hkexnews.hk/listedco/listconews/sehk/2024/0410/2024041000319.pdf>

2. STATEMENT OF INDEBTEDNESS**Borrowings**

As at the close of business on 31 July 2026, being the latest practicable date for the purpose of this statement of indebtedness, the Group had aggregate outstanding secured interest-bearing borrowings of approximately RMB2,992 million.

Bank borrowings denominated in RMB of approximately RMB2,270 million bear a floating interest rate of the loan prime rate (LPR) of the People's Bank of China per annum. Bank borrowings denominated in MYR of approximately RMB722 million bear a floating interest rate at a range of 3.25% to 6.15% per annum over KLIBOR.

As at 31 July 2026, the Group's bank borrowings are secured by (i) mortgages over the Group's investment property, which had a net carrying amount of approximately RMB490 million; (ii) mortgages over the Group's buildings, which had a net carrying amount of approximately RMB1,256 million; (iii) mortgages over the Group's leasehold land, which had an aggregate carrying amount of approximately RMB285 million; and (iv) the pledge of trade receivables of approximately RMB881 million and unrealised receivables of approximately RMB207 million which will be due within 48 months.

As at 31 July 2026, items (i), (ii), (iii) are provided to secure the Group's bank borrowings denominated in RMB, and item (iv) is provided to secure the Group's bank borrowings denominated in MYR. Except for the Group's bank loan denominated in MYR amounted to approximately RMB87 million is guaranteed by Parkson Holdings Berhad (PHB), all of the Group's remaining bank loans are unguaranteed.

Save as disclosed above, the Group had no other bank borrowings loans, no matter guaranteed, unguaranteed, secured (whether the security is provided by the issuer or by third parties) or unsecured.

Lease Liabilities

As at 31 July 2026, the Group had current and non-current lease liabilities of approximately RMB340 million and RMB3,459 million, respectively, of which approximately RMB2,798 million were secured by retail deposits of approximately RMB78 million and unguaranteed, and others are unsecured and unguaranteed.

General

Save as aforesaid and apart from intra-group liabilities, the Group did not have any debt securities, issued and outstanding, and authorised or otherwise created but unissued, any other outstanding loan capital, any other borrowings or indebtedness in the nature of borrowing including bank overdrafts and liabilities under acceptance (other than normal trade bills) or similar indebtedness, debentures, mortgages, charges, loans, acceptance credits, hire purchase commitments, guarantees or contingent liabilities at the close of business on 31 July 2026.

For the purpose of the above statement of indebtedness, foreign currency amounts denominated other than RMB have been translated into RMB at the rates of exchange prevailing at the close of business on 31 July 2026.

3. WORKING CAPITAL

The Directors are of the opinion that, taking into account the Group's available financial resources including internally generated cash flows, credit facilities and cash on hand, the Group has sufficient working capital for its present requirements, that is for at least 12 months from the date of publication of this circular, in the absence of unforeseeable circumstances.

The Company has received confirmation letters from the Company's auditors confirming that (i) in their opinion, the above statement as to the sufficiency of working capital has been made by the Directors after due and careful enquiry; and (ii) the persons or institutions providing finance have confirmed in writing the existence of such facilities as of 31 July 2026 that are shown to be required by the Company's working capital forecast.

4. MATERIAL ADVERSE CHANGE

As at the Latest Practicable Date, the Directors were not aware of any material adverse change in the financial or trading position of the Group since 31 December 2025, being the date to which the latest published audited financial statements of the Group were made up.

5. FINANCIAL AND TRADING PROSPECTS OF THE GROUP

The Group is a leading nationwide lifestyle retail operator in the PRC. The Parkson brand was introduced to the Beijing market in the early 1990's and has now operated and managed a diversified collection of retail formats – including department stores, shopping malls, outlets, “Parkson Beauty” concept stores and supermarkets. As at 31 December 2025, the Company's subsidiaries and associates operated and managed 40 Parkson stores and 2 Parkson Newcore City Malls in 23 cities in the PRC and Laos.

The year 2025 unfolded against a backdrop of persistent global uncertainty. The world appears to have settled into a “low growth, high volatility” paradigm, shaped by escalating trade tensions, geopolitical instability, and unpredictable policy shifts. According to the United Nations World Economic Situation and Prospects (WESP) September 2025, the global economy is expected to grow by approximately 2.5% per annum in both 2025 and 2026, indicating a relatively low yet stable growth trajectory. In this challenging environment, the PRC demonstrated commendable resilience. Against this backdrop, the Group expects consumer sentiment and retail spending in its key markets to remain sensitive to macroeconomic shocks. It has therefore adopted a cautious yet focused strategy, emphasising operational efficiency, disciplined capital allocation, and targeted investments in core locations, including the Shanghai Hongqiao Property.

While the PRC's consumption market shows signs of recovery, it remains characterised by cautious spending and increasingly fragmented consumer segments. According to the latest data released by the National Bureau of Statistics of China, in the first half of 2026, the PRC's GDP reached RMB69.57 trillion, representing a year-on-year increase of 4.7%, while total retail sales of consumer goods grew by 1.3% year-on-year. The overall economy maintained a steady recovery trajectory despite operating in a complex environment.

Looking ahead, the PRC's retail industry has entered a deep adjustment period characterised by increasing competition for existing market share and structural divergence. To navigate this landscape, the Group's transformation strategy retains its customer-centric focus with clear priorities: deepen customer engagement, accelerate business format innovation, and optimise its portfolio. Amidst the current macroeconomic uncertainties, the Group will adopt a prudent approach to expansion while continuing to fine-tune our operations and maintain steady progress in our established core markets.

APPENDIX II VALUATION REPORT OF THE NANCHANG PROPERTY

The following is the text of a letter and valuation report prepared for the purpose of incorporation in this circular received from Cushman & Wakefield Limited, an independent property valuer, in connection with its opinion of the rental value of the property to be leased to the Group, as at 31 July 2026.



27/F, One Island East
Taikoo Place
18 Westlands Road
Quarry Bay
Hong Kong

25 September 2026

The Board of Directors
Parkson Retail Group Limited
Room 1010, 10th Floor
Harcourt House
39 Gloucester Road
Wanchai
Hong Kong

Dear Sirs,

Instructions, Purpose & Valuation Date

In accordance with the instructions of Parkson Retail Group Limited (the “**Company**”) for us to provide our opinion of the market rents of the property to be leased to Jiangxi Parkson Retail Co., Ltd. (江西百盛中山城百貨有限公司), an indirect wholly-owned subsidiary of the Company, (collectively the “**Group**”) in the People’s Republic of China (the “**PRC**”) (as more particularly described in the attached valuation report), we confirm that we have carried out inspections, made relevant enquiries and obtained such further information as we considered necessary for the purpose of providing the Company with our opinion of market rent of the property as at 31 July 2026 (the “**Valuation Date**”).

Valuation Basis

Our valuation of the property represents its market rent which in accordance with HKIS Valuation Standards 2024 published by the Hong Kong Institute of Surveyors (“**HKIS**”) is defined as “the estimated amount for which an interest in real properties should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

APPENDIX II VALUATION REPORT OF THE NANCHANG PROPERTY

In valuing the property, we have complied with the requirements set out in the HKIS Valuation Standards, the RICS Global Valuation Standards and the International Valuation Standards.

We confirm that the valuation is undertaken in accordance with the requirements set out in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Valuation Assumption

Our valuation of the property excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangement, special consideration or concessions granted by anyone associated with the letting, or any element of value available only to a specific lessor or lessee.

Our valuation of the property has been made on the assumption that the lessor leases or lets the property on the market without the benefit of a deferred term contract, leaseback, joint venture, management agreement or any similar arrangement, which could serve to affect the market rent of the property.

Unless otherwise stated, our valuation of the property is on a 100% interest basis.

No allowance has been made in our valuation for any charges, mortgages or amounts owing on the property nor for any expenses or taxation which may be incurred in effecting a letting.

Unless otherwise stated, it is assumed that the property is free from encumbrances, restrictions and onerous nature which could affect its market rent.

Sustainability and Environmental, Social, and Governance

Sustainability and Environmental, Social, and Governance (“ESG”) factors are considerations which some market participants may take into account in their decision-making and may be reflected in pricing. In the course of our valuation, we have, where applicable, taken into account, to the extent that current market participants would, of the material sustainability features of the property as observed from inspection, information supplied or notified to us by the Company. For the avoidance of doubt, our valuation do not constitute ESG risk assessments or ratings, which is outside our expertise and require additional specialists’ advice beyond the scope of the valuer.

APPENDIX II VALUATION REPORT OF THE NANCHANG PROPERTY

Method of Valuation

In valuing the property, we have adopted Market Comparison Method which is universally considered the most acceptable method for assessing the rent of most forms of real estate. This involves the analysis of recent market rental evidences of similar properties to compare with the property under assessment. Each comparable is analysed on the basis of its unit rent; each attribute of the comparable is then compared with the property and where there is a difference, the unit rent is adjusted in order to arrive at the appropriate unit rent for the property.

Source of Information

We have relied to a very considerable extent on the information provided by the Company and have accepted advice given to us on such matters as planning approvals or statutory notices, easements, tenure, identification of the property, tenancy information, particulars of occupancy, site and floor area and all other relevant matters.

In the course of our valuation of the property, we have also relied on the information and advice given by the Company and the PRC legal opinion of the Company's legal adviser, Shanghai Qiaowen Law Firm (上海市喬文律師事務所) (the "**PRC Legal Adviser**"), regarding the title to the property and the interest in the property.

Dimensions, measurements and areas included in the valuation report are based on information provided to us and are therefore only approximation. We have had no reason to doubt the truth and accuracy of the information provided to us by the Company which is material to the valuation. We were also advised by the Company that no material facts have been omitted from the information provided.

We would point out that the copies of documents provided to us are mainly compiled in Chinese characters and the transliteration in English represents our understanding of the contents. We would therefore advise the Company to make reference to the original Chinese edition of the documents and consult your legal adviser regarding the legality and interpretation of these documents.

Title Investigation

We have been provided with the copies of title documents relating to the property in the PRC. We have not been able to conduct title searches and have not inspected the original documents to ascertain any amendments which may not appear on the copies handed to us. We are also unable to ascertain the title of the property in the PRC and we have therefore relied on the advice given by the Group regarding the interests of the Group in the property in the PRC.

In the course of our valuation, we have relied to a considerable extent on the information given by the Company and its legal adviser in respect of the title to the property in the PRC.

APPENDIX II VALUATION REPORT OF THE NANCHANG PROPERTY

In valuing the property, we have assumed that the owner of the property has an enforceable title to the property and has free and uninterrupted rights to use, occupy, assign or lease the property for the whole or part of the unexpired term as granted. We have not verified the authentication of the real estate title certificates and we assume that the copy of relevant documents provided by the Company are true and accurate.

Site Inspection

Our valuer, Bowen Huang (Master of Property and Development and Master of Construction Project Management with 2 years of experience in property valuation) from Shanghai Office inspected the exterior and, wherever possible, the interior of the property on 21 August 2026. The geographical location and overall finishing condition of the property are examined on site. Consistency between physical conditions and relevant operational status is also reviewed accordingly. Currently, partial renovation is underway on the 4th floor of the property. The renovation and upgrading works will be carried out in stages across different floors, and are expected to be completed by June 2027. However, no structural survey has been made, but in the course of our inspection, we did not note any serious defects. We are not, however, able to report that the property is free of rot, infestation or any other structural defects. No tests were carried out to any of the services.

Unless otherwise stated, we have not been able to carry out detailed on-site measurements to verify the site and floor areas of the property and we have assumed that the areas shown on the copies of documents handed to us are correct.

Currency

Unless otherwise stated, all monetary sums stated in our valuation are in Renminbi (“RMB”), the official currency of the PRC.

Other Disclosure

We hereby confirm that Cushman & Wakefield Limited and the valuers conducting the valuation have no pecuniary or other interests that could conflict with the proper valuation of the property or could reasonably be regarded as being capable of affecting our ability to give an unbiased opinion.

We confirm that we are an independent qualified valuer, as referred to Rule 5.08 of the Listing Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Mr. Bowen Huang (Master of Property and Development and Master of Construction Project Management, 2 years of experience) is the key valuer who assisted the valuation.

APPENDIX II VALUATION REPORT OF THE NANCHANG PROPERTY

Intended Use and User of Report

This valuation report is issued only for the use of the Company for incorporation into its circular.

Yours faithfully,
For and on behalf of
Cushman & Wakefield Limited
Grace Lam
MHKIS, MRICS, R.P.S. (GP)
Senior Director
Valuation & Advisory Services, Greater China

Note: Ms. Grace Lam is a member of the Royal Institution of Chartered Surveyors, a Member of the Hong Kong Institute of Surveyors and a Registered Professional Surveyor (General Practice). Ms. Lam has over 30 years of experience in the professional property valuation and advisory services in the Greater China region and various overseas countries. Ms. Lam has sufficient current national knowledge of the market, and the skills and understanding to undertake the valuation competently.

APPENDIX II VALUATION REPORT OF THE NANCHANG PROPERTY

VALUATION REPORT

Property to be leased to the Group in the PRC

Property	Description and tenure	Particulars of occupancy	Market rent in existing state as at 31 July 2026
A basement-level floor and levels 1 to 4 above the ground floor of the premises located at No. 177, Zhongshan Road, Nanchang City, Jiangxi Province, the PRC. (中國江西省南昌市中山路177號物業地下層一層及地面層第1至4層)	Jiangxi Parkson Retail Co., Ltd (江西百盛中山城百貨有限公司) is a department store with four floors above ground and one basement floor. The property is erected on a parcel of land of 9,067.12 sq.m. According to the information provided by the Company, the property was completed in 2001, with a total leasable area of 31,955.45 sq.m.. The property was later renovated in 2008. The property is located at No. 177, Zhongshan Road, Nanchang City, Jiangxi Province, China. Developments nearby are mainly commercial and residential in nature. The land use rights of the property have been allocated for commercial use (Please see Note 4).	As at the Valuation Date, the property was operated as a department store.	RMB21,200,000 (RENMINBI TWENTY-ONE MILLION TWO HUNDRED THOUSAND) for the first year, net of value-added tax (“VAT”) and building management fee (Please see Note 1)

APPENDIX II VALUATION REPORT OF THE NANCHANG PROPERTY

Notes:

- (1) The rental valuation is conducted subject to the following terms already agreed between the landlord and the tenant:

Property: A basement-level floor and levels 1 to 4 above the ground floor of the premises located at No. 177, Zhongshan Road, Nanchang City, Jiangxi Province, the PRC.
(中國江西省南昌市中山路177號物業地下層一層及地面層第1至4層)

Total Leasable Area: 31,955.45 sq.m.

Lease Term: 1 January 2027 to 31 December 2041

Basis of Rent: fixed rent, net of VAT and building management fee

Rent Payable*:	Annual rent payable net of VAT and building management fee		
	Years		Growth rate
	1 st to 3 rd	First fixed amount	–
	4 th to 6 th	Second fixed amount	3.5% of Year 3 rent
	7 th to 9 th	Third fixed amount	3.5% of Year 6 rent
	10 th to 12 th	Fourth fixed amount	3.5% of Year 9 rent
	13 th to 15 th	Fifth fixed amount	3.5% of Year 12 rent

Remarks: In assessing the rental value of the property, we have made the assumption that the VAT rates remain unchanged throughout the lease period. Pursuant to the prescribed terms set out above, our opinion of the annual rent of Year 1 is RMB21,200,000, net of VAT and building management fee, following the rental growth structure specified in the lease agreement.

- (2) According to the Company, the Nanchang Original Tenancy Agreement provides for a rental structure comprising a base rent and a turnover rent, and the rent is determined on the basis of the higher of a fixed rent and a turnover rent, without any upward adjustment throughout the entire term. While supplementary turnover rent was triggered in a limited number of years, the fixed base rent consistently exceeded the turnover rent throughout the majority of the lease term. Consequently, the effective rental payable has remained a flat fixed amount of approximately RMB13 million per annum.

The gross monthly rental before VAT (but net of building management fee) was approximately RMB1,083,333 (approximately RMB13 million per annum). Calculated based on a VAT rate of 5%, the actual rent net of VAT and building management fee was approximately RMB1,000,000 per month (approximately RMB12.4 million per annum).

The details of the tenancy agreement are shown as follows:

Property: A basement-level floor and levels 1 to 4 above the ground floor of the premises located at No. 177, Zhongshan Road, Nanchang City, Jiangxi Province, the PRC.
(中國江西省南昌市中山路177號物業地下層一層及地面層第1至4層)

Total Leasable Area: 31,955.45 sq.m.

Use: Retail

APPENDIX II VALUATION REPORT OF THE NANCHANG PROPERTY

Lease Term: 1 January 2007 to 31 December 2026

Basis of Rent: Higher of a fixed rent and a turnover rent, net of VAT and building management fee

Rent Payable:	Annual rent payable net of VAT and building management fee	Growth rate
	Years	
	1 st -20 th	higher of a fixed rent and a turnover rent N.A.

- (3) According to State-owned Land Use Rights Certificate Nos. (2005)719, (2005)713, (2005)715, (2005)721, (2005)712, (2005)720 issued by the Nanchang Bureau of Land and Resources (南昌市國土資源局) on 25 November 2005, the land use rights of the property comprising a site area of 9,067.12 sq.m., have been vested in Jiangxi Kaimei Development Co., Ltd. (江西凱美實業發展有限公司) for commercial use.

No.	Certificate Nos.	Total Land Area (sq.m.)	Date of Registration	Issuing Authority
1.	(2005)719			
2.	(2005)713			
3.	(2005)715	9,067.12	25 November 2005	Nanchang Bureau of Land and Resources
4.	(2005)721			
5.	(2005)712			
6.	(2005)720			

- (4) As advised by the Company, the land parcel was directly granted through allocation by the government, so there is no time limitation on the land use term.
- (5) According to Building Ownership Certificate Nos. 224954, 224953, 455356, 224956, 224957 and 455357 issued by the Nanchang Municipal Real Estate Administration Bureau (南昌市房產管理局) on 4 April 2007 and 24 November 2006 respectively, the building ownership of the property, with a total gross floor area of 31,955.45 sq.m. has been vested in Jiangxi Kaimei Development Co., Ltd. (江西凱美實業發展有限公司).

APPENDIX II VALUATION REPORT OF THE NANCHANG PROPERTY

No.	Certificate Nos.	GFA (sq.m.)	Levels	Date of Registration	Issuing Authority
1.	224954	3,355.71	LG2	4 April 2007	
2.	224953	4,939.99	L1	4 April 2007	
3.	455356	1,148.31	L1	24 November 2006	Nanchang Municipal Real Estate Administration
4.	224956	7,179.75	L2	4 April 2007	Bureau
5.	224957	7,644.78	L3	4 April 2007	
6.	455357	7,686.91	L4	24 November 2006	

According to the Company, the LG2 level recorded in Building Ownership Certificate No. 224954 corresponds to the LG1 level referred to in the renewal lease contract.

- (6) We have adopted Market Comparison Method by identifying relevant rental comparables in the nearby developments. Comparable properties are selected based on the following criteria: (i) the lease of comparable properties took place within three years; (ii) comparable properties are located in core and sub-core commercial districts of Nanchang; (iii) the nature of the comparable properties is similar to the property (i.e. relatively large leasable area is let to a single anchor brand similar to Parkson). We have examined the current market and the rental comparables identified by us are considered exhaustive based on the above criteria. The unit monthly rental of the retail comparables approximately range from RMB50 to RMB90 (rounded to the nearest integer) per month per sq.m., net of VAT.

Rental Comparable	Building Age (approx.)	Lease Commencement Date	Approximate Leased Area (sq.m.)	Unit Rent (RMB/sq.m./ month) (rounded to the nearest integer)
1. An anchor store (2F) on Aixihu North Road, Qingshanhu district	10 years	Q2 2024	Approx. 1,100	55
2. An anchor store (3F) on Changleng Avenue, Xinjian district	8 years	Q3 2024	Approx. 1,400	55
3. An anchor store (2F) on Huizhan Road, Honggutan district	14 years	Q4 2025	Approx. 1,700	90

The rental comparables are from our internal proprietary database, hence building names are not disclosed as restricted by confidential agreements to third parties.

In arriving at the key assumptions, appropriate adjustments and analysis are considered to reflect the differences in several aspects, including but not limited to location, size, floor and other physical characteristics between the property and the comparable properties. The general basis of adjustment is that if the property is similar to comparable properties, no adjustment is necessary. If the property is better than the comparable properties, an upward adjustment is made. Alternatively, if the property is inferior or less desirable than the comparable properties, a downward adjustment is made.

APPENDIX II VALUATION REPORT OF THE NANCHANG PROPERTY

The major adjustments arrive at our valuation:

Adjustment	Comparable 1	Comparable 2	Comparable 3
Transacted Date	-10%	-10%	-10%
Location & Environment	10%	8%	2%
Accessibility	8%	4%	0%
Age & Maintenance	-2%	-4%	-8%
Size	-20%	-20%	-20%
Building Facilities	-2%	-2%	-6%
Decoration Standard	-2%	-2%	-8%
Level	7%	23%	7%
Frontage	3%	3%	3%
Ancillary Service Facilities	3%	3%	3%
Management	3%	3%	0%
Adjusted Unit Rent (RMB/sq.m./month)	52	55	60
	<i>(rounded to the nearest integer)</i>	<i>(rounded to the nearest integer)</i>	<i>(rounded to the nearest integer)</i>

The adjusted unit rents were derived by applying the above adjustments cumulatively to the respective comparable rents. We have assigned equal weighting to the three comparables after due adjustments. As a result, we have adopted a unit market rent of RMB55 (rounded to the nearest integer) per sq.m. per month for a total leasable area of 31,955.45 sq.m., equivalent to a sum of approximately RMB21,200,000 per year, net of VAT and building management fee for the first year.

The adopted unit market rent was derived from the adjusted unit rent of the comparable properties. For presentation purpose, the adopted unit market rent is presented on a rounded basis. The unrounded unit market rent adopted was RMB55.40 per sq.m. per month. The annual market rent of approximately RMB21,200,000 was determined with reference to the unrounded adopted unit market rent applied in the valuation analysis.

Based on our independent adjustment of the rental comparables as mentioned above, we are of the view that our opinion of the market rent of the property to be fair and reasonable.

- (7) We have been provided with a legal opinion on the title to the property issued by the Group's PRC Legal Adviser which contains, inter-alia, the following information:
- The lease agreement and its supplemental agreement are legally binding on both the lessor and the lessee upon completion of the internal approval process.
 - Jiangxi Kaimei Development Co., Ltd. (江西凱美實業發展有限公司) is the legal owner of the relevant portion of the property, entitled to lawfully possess, use, derive profit from and otherwise dispose of the property, and to lease to third parties in accordance with applicable laws. As the land occupied by the property is directly granted through allocation by the government, the right of Jiangxi Kaimei Development Co., Ltd. (江西凱美實業發展有限公司) to dispose of the aforesaid real estate is subject to Article 40 of the "Urban Real Estate Administration Law of the People's Republic of China."

1. RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Listing Rules for the purpose of giving information with regard to the Group. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief, the information contained in this circular is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this circular misleading.

2. DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS IN SECURITIES

As at the Latest Practicable Date, the interests and short positions of the Directors and chief executive of the Company in the Shares, underlying Shares and/or debentures (as the case may be) of the Company or any of its associated corporations (within the meaning of the SFO) which will be required to be (i) notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which any such Director or chief executive is taken or deemed to have under such provisions of the SFO); (ii) entered in the register kept by the Company under section 352 of the SFO; or (iii) notified to the Company and the Stock Exchange pursuant to the Model Code, were as follows:

(a) Long positions of Tan Sri Cheng Heng Jem in the share capital of the Company:

Nature of Interest	Registered Owner	Beneficial Owner	Number and Class of Securities (Note 1)	Approximate % of Shareholding (Note 2)
Corporate interest	PRG Corporation Limited ("PRG Corporation")	PRG Corporation	1,438,300,000 ordinary shares	54.59%
Corporate interest	East Crest International Limited ("East Crest")	East Crest	9,970,000 ordinary shares	0.38%

Notes:

1. Tan Sri Cheng Heng Jem, together with his wife, Puan Sri Chan Chau Ha alias Chan Chow Har, through their interests and a series of companies in which they have a substantial interest, are entitled to exercise or control the exercise of more than one-third of the voting power at general meetings of Parkson Holdings Berhad ("PHB"). Since PHB is entitled to exercise or control the exercise of 100% of the voting power at general meeting of PRG Corporation through East Crest, pursuant to the SFO, he is deemed to be interested in both the 1,438,300,000 Shares held by PRG Corporation and the 9,970,000 Shares held by East Crest in the Company.
2. Based on the issued and paid-up capital of the Company as at the Latest Practicable Date.

(b) Long positions of Tan Sri Cheng Heng Jem in the share capital of the Company's associated corporations (as defined in the SFO):

Name of Associated Corporation	Nature of Interest	Registered Owner	Beneficial Owner	Number and Class of Securities Beneficially Owned	Approximate % of Shareholding Interest
PHB	Beneficial interest and corporate interest	Tan Sri Cheng Heng Jem together with his spouse, Puan Sri Chan Chau Ha alias Chan Chow Har directly, and through a series of controlled corporations	Tan Sri Cheng Heng Jem together with his spouse, Puan Sri Chan Chau Ha alias Chan Chow Har directly, and through a series of controlled corporations	626,647,128 ordinary shares	54.54%
East Crest	Corporate interest	PHB	PHB	1,600,000,000 ordinary shares	100%
Puncak Pelita Sdn. Bhd.	Corporate interest	PHB	PHB	2 ordinary shares	100%
Parkson Properties Holdings Co., Ltd.	Corporate interest	PHB	PHB	2 ordinary shares	100%
Parkson Vietnam Investment Holdings Co., Ltd.	Corporate interest	PHB	PHB	2 ordinary shares	100%
Prime Yield Holdings Limited	Corporate interest	PHB	PHB	1 ordinary share	100%
Corporate Code Sdn. Bhd.	Corporate interest	PHB	PHB	2 ordinary shares	100%
PRG Corporation	Corporate interest	East Crest	East Crest	1 ordinary share	100%
Smart Spectrum Limited	Corporate interest	East Crest	East Crest	1 ordinary share	100%
Serbadagang Holdings Sdn. Bhd.	Corporate interest	East Crest	East Crest	2 ordinary shares	100%
Parkson Services Pte. Ltd.	Corporate interest	East Crest	East Crest	100 ordinary shares	100%
Parkson Retail Asia Limited	Beneficial interest and corporate interest	Tan Sri Cheng Heng Jem and through East Crest	Tan Sri Cheng Heng Jem and through East Crest	458,433,300 ordinary shares	68.03%
Parkson Properties Hanoi Co., Ltd.	Corporate interest	Parkson Properties Holdings Co., Ltd.	Parkson Properties Holdings Co., Ltd.	1 ordinary share	100%
Parkson TSN Holdings Co., Ltd.	Corporate interest	Parkson Vietnam Investment Holdings Co., Ltd.	Parkson Vietnam Investment Holdings Co., Ltd.	2 ordinary shares	100%
Dyna Puncak Sdn. Bhd.	Corporate interest	Prime Yield Holdings Limited	Prime Yield Holdings Limited	2 ordinary shares	100%
Gema Binari Sdn. Bhd.	Corporate interest	Prime Yield Holdings Limited	Prime Yield Holdings Limited	2 ordinary shares	100%
Prestasi Serimas Sdn. Bhd.	Corporate interest	Prime Yield Holdings Limited	Prime Yield Holdings Limited	2,000,000 ordinary shares	100%

APPENDIX III

GENERAL INFORMATION

Name of Associated Corporation	Nature of Interest	Registered Owner	Beneficial Owner	Number and Class of Securities Beneficially Owned	Approximate % of Shareholding Interest
PT. Tozy Sentosa (Put into bankruptcy on 17 May 2021)	Corporate interest	Parkson Retail Asia Limited	Parkson Retail Asia Limited	45,000 Series A common shares	100% (in aggregate)
		Centro Retail Pte. Ltd. (Struck off on 16 July 2026)	Centro Retail Pte. Ltd. (Struck off on 16 July 2026)	5,000 Series A common shares	
		Parkson Retail Asia Limited	Parkson Retail Asia Limited	30,355,850 Series B preference shares	100%
Parkson Corporation Sdn. Bhd.	Corporate interest	Parkson Retail Asia Limited	Parkson Retail Asia Limited	82,000,002 ordinary shares	100%
Parkson Myanmar Co., Pte. Ltd.	Corporate interest	Parkson Retail Asia Limited	Parkson Retail Asia Limited	1 ordinary share (SGD)	100%
				1 ordinary share (MYR)	100%
Parkson Yangon Company Limited	Corporate interest	Parkson Retail Asia Limited	Parkson Retail Asia Limited	1,900,000 ordinary shares	100% (in aggregate)
		Parkson Myanmar Co., Pte. Ltd.	Parkson Myanmar Co., Pte. Ltd.	100,000 ordinary shares	
Parkson HBT Properties Co., Ltd.	Corporate interest	Parkson Myanmar Co., Pte. Ltd.	Parkson Myanmar Co., Pte. Ltd.	2,100,000 capital (USD)	100%
Idaman Erajuta Sdn. Bhd.	Corporate interest	Dyna Puncak Sdn. Bhd.	Dyna Puncak Sdn. Bhd.	2 ordinary shares	100%
Magna Rimbum Sdn. Bhd.	Corporate interest	Dyna Puncak Sdn. Bhd.	Dyna Puncak Sdn. Bhd.	2 ordinary shares	100%
True Excel Investments Limited	Corporate interest	Dyna Puncak Sdn. Bhd.	Dyna Puncak Sdn. Bhd.	1 ordinary share	100%
Parkson Branding Sdn. Bhd.	Corporate interest	Gema Binari Sdn. Bhd.	Gema Binari Sdn. Bhd.	7,000,000 ordinary shares	100%
Parkson SGN Co., Ltd.	Corporate interest	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	4,500,000 capital (USD)	100%
Parkson Cambodia Holdings Co., Ltd.	Corporate interest	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	1 ordinary share	100%
Parkson Edutainment World Sdn. Bhd.	Corporate interest	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	1,000,000 ordinary shares	100%
Parkson Lifestyle Sdn. Bhd.	Corporate interest	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	61,000,000 ordinary shares	100%
Parkson Haiphong Co., Ltd.	Corporate interest	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	30,000,920 capital (USD)	100%
Parkson Private Label Sdn. Bhd.	Corporate interest	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	15,000,000 ordinary shares	100%
Parkson Trading (Vietnam) Company Limited	Corporate interest	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	300,000 capital (USD)	100%
Solid Gatelink Sdn. Bhd.	Corporate interest	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	33,400,000 ordinary shares	100%

Name of Associated Corporation	Nature of Interest	Registered Owner	Beneficial Owner	Number and Class of Securities Beneficially Owned	Approximate % of Shareholding Interest
Parkson Vietnam Co., Ltd.	Corporate interest	Parkson Corporation Sdn. Bhd.	Parkson Corporation Sdn. Bhd.	10,340,000 capital (USD)	100%
Festival City Sdn. Bhd.	Corporate interest	Idaman Erajuta Sdn. Bhd.	Idaman Erajuta Sdn. Bhd.	500,000 ordinary shares	100%
Megan Mastika Sdn. Bhd.	Corporate interest	Magna Rimbun Sdn. Bhd.	Magna Rimbun Sdn. Bhd.	300,000 ordinary shares	100%
True Excel Investments (Cambodia) Co., Ltd.	Corporate interest	True Excel Investments Limited	True Excel Investments Limited	1,000 ordinary shares	100%
Parkson (Cambodia) Co., Ltd.	Corporate interest	Parkson Cambodia Holdings Co., Ltd.	Parkson Cambodia Holdings Co., Ltd.	1,000 ordinary shares	100%
Parkson Vietnam Management Services Co., Ltd.	Corporate interest	Parkson Vietnam Co., Ltd.	Parkson Vietnam Co., Ltd.	100,000 capital (USD)	100%
Dimensi Andaman Sdn. Bhd.	Corporate interest	Megan Mastika Sdn. Bhd.	Megan Mastika Sdn. Bhd.	54,019,999 ordinary shares	100%

Note: Based on the relevant information of the respective companies as at the Latest Practicable Date.

(c) Short positions of Tan Sri Cheng Heng Jem in the share capital of the Company's associated corporations (as defined in the SFO):

Name of Associated Corporation	Nature of Interest	Name of Registered Owner	Name of Beneficial Owner	Number and Class of Securities	Approximate % of Shareholding (Note)
PHB	Corporate interest	Tan Sri Cheng Heng Jem together with his spouse, Puan Sri Chan Chau Ha alias Chan Chow Har directly, and through a series of controlled corporations	Tan Sri Cheng Heng Jem together with his spouse, Puan Sri Chan Chau Ha alias Chan Chow Har directly, and through a series of controlled corporations	40,000,142 ordinary shares	3.48%

Note: Based on the total number of issued shares of PHB as at the Latest Practicable Date.

Save as disclosed above, as at the Latest Practicable Date, none of the Directors or chief executive of the Company had any interests or short positions in the shares, underlying shares and/or debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO) which are required to be (i) notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); (ii) entered in the register kept by the Company under section 352 of the SFO; or (iii) notified to the Company and the Stock Exchange pursuant to the Model Code.

3. SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SECURITIES

As at the Latest Practicable Date, so far as is known to any Directors or chief executives of the Company, the following persons (other than the Directors and chief executive of the Company) had, or were deemed or taken to have, an interest or short position in the Shares or underlying Shares which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO or was directly or indirectly interested in 10% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meetings of any other members of the Group:

Name of Shareholder	Long/Short Position	Nature of Interest	Number of Shares	Percentage of Shareholding (Direct/Indirect)
PHB	Long	Corporate interest	1,448,270,000 (Note 1)	54.97%
Puan Sri Chan Chau Ha alias Chan Chow Har	Long	Interest of spouse	1,448,270,000 (Note 2)	54.97%
PRG Corporation	Long	Beneficial interest	1,438,300,000 (Note 1)	54.59%
Chan Kin	Long	Corporate interest	955,975,517 (Note 3)	36.28%
Argyle Street Management Holdings Limited	Long	Corporate interest	955,975,517 (Note 3)	36.28%
Argyle Street Management Limited	Long	Investment manager	955,975,517 (Note 3)	36.28%
ASM Connaught House General Partner Limited	Long	Corporate interest	940,584,517 (Note 3)	35.70%
ASM Connaught House Fund II LP	Long	Corporate interest	940,584,517 (Note 3)	35.70%
Bishan Street Limited ("Bishan")	Long	Beneficial interest and security interest	933,845,517 (Note 3)	35.44%
Wang Hung Roger	Long	Beneficial interest and trustee	429,935,500 (Note 4)	16.32%
Wang Hsu Vivine H	Long	Interest of spouse and trust beneficiary	429,935,500 (Note 5)	16.32%

Name of Shareholder	Long/Short Position	Nature of Interest	Number of Shares	Percentage of Shareholding (Direct/Indirect)
GEICO Holdings Limited	Long	Corporate interest	421,646,346 (Note 6)	16.00%
Golden Eagle International Retail Group Limited	Long	Corporate interest	421,646,346 (Note 6)	16.00%
Wang Dorothy S L	Long	Beneficiary of a trust	421,646,346	16.00%
Wang Janice S Y	Long	Beneficiary of a trust	421,646,346	16.00%
Irelia Management Sdn. Bhd. (“Irelia”)	Long	Beneficial interest	131,727,000 (Note 7)	5%
NTG Holding Limited	Long	Corporate interest	131,727,000 (Note 7)	5%
AEI Capital Global SPC on behalf of NTG Strategic Fund SP (“AEI Capital”)	Long	Corporate interest	131,727,000 (Note 7)	5%

Notes:

1. PRG Corporation is a wholly-owned subsidiary of East Crest which is in turn wholly-owned by PHB. By virtue of the SFO, PHB is deemed to be interested in the Shares held by PRG Corporation in the Company.
2. Puan Sri Chan Chau Ha alias Chan Chow Har is the wife of Tan Sri Cheng Heng Jem and is deemed to be interested in 1,448,270,000 Shares which Tan Sri Cheng Heng Jem is deemed to be interested in for the purposes of the SFO.
3. According to disclosure of interest filings available on the Stock Exchange’s website, Mr. Chan Kin is deemed to be interested in the Shares held by several corporations which he directly or indirectly controls. Out of these 955,975,517 Shares, 9,645,517 Shares are interests in cash-settled unlisted derivatives.

Bishan and ASM Connaught House Fund LP beneficially owned 9,645,517 and 11,565,500 Shares respectively. Bishan also held 924,200,000 securities interest on the Shares among the 933,845,517 Shares it is interested in.

Bishan was held indirectly by Argyle Street Management Limited as the Investment Manager through ASM Connaught House Fund II LP, ASM Connaught House Fund LP and several other controlled corporations. ASM Connaught House General Partner II Limited and ASM Connaught House General Partner Limited were two wholly controlled corporations of Argyle Street Management Holding Limited. Mr. Chan Kin has 100% control over Argyle Street Management Limited through his 50.43% control over Argyle Street

Management Holding Limited. Accordingly, Mr. Chan Kin, Argyle Street Management Holding Limited and Argyle Street Management Limited were deemed to be interested in an aggregate holding of 955,975,517 Shares by virtue of the SFO.

4. The capacities of Wang Hung Roger in holding the 429,935,500 Shares (Long position) were as to 8,289,154 Shares (Long position) as beneficial owner and 421,646,346 Shares (Long position) as trustee.
5. Wang Hsu Vivine H is the wife of Wang Hung Roger and is deemed to be interested in 429,935,500 Shares held by Wang Hung Roger.
6. Golden Eagle International Retail Group Limited is wholly-owned by GEICO Holdings Limited. By virtue of the SFO, GEICO Holdings Limited is deemed to be interested in the Shares held by Golden Eagle International Retail Group Limited in the Company.
7. Ireliia is wholly-owned by NTG Holding Limited. NTG Holding Limited is wholly-owned by AEI Capital. By virtue of the SFO, AEI Capital is deemed to be interested in the Shares held by Ireliia in the Company.

As at the Latest Practicable Date, as far as the Directors are aware, each of the following persons, not being a Director or the chief executive of the Company, was directly or indirectly interested in 10% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meeting of a member of the Group other than the Company:

Substantial Shareholder	Member of the Group	Percentage of Equity Interest Held
Wuxi Supply and Marketing Group Co., Ltd. (“Wuxi Supply and Marketing”) (Note 1)	Wuxi Sanyang Parkson Plaza Co., Ltd. (“Wuxi Parkson”)	40%
E-Land Fashion Hong Kong Limited (“E-Land Hong Kong”)	Parkson Newcore Retail Shanghai Ltd. (“Parkson Newcore”) (Note 2)	51%
E-Land Hong Kong	Nanchang Parkson Newcore Retail Ltd. (“Nanchang Newcore”) (Note 2)	51%

Substantial Shareholder	Member of the Group	Percentage of Equity Interest Held
Koh Wee Lit	Habitat Blue Sdn. Bhd.	40.55%
Bernice Cheong Nyuk Siew	Habitat Blue Sdn. Bhd.	16.67%

Notes:

1. Wuxi Supply and Marketing owns 40% of the equity interest of Wuxi Parkson.
2. Parkson Newcore owns 100% of the equity interest in Nanchang Newcore. E-Land Hong Kong owns 51% of the equity interest in Parkson Newcore, and thus E-Land Hong Kong is indirectly interested in 51% of the equity interest in Nanchang Newcore.

Save as disclosed herein, as at the Latest Practicable Date, so far as was known to the Directors or chief executive of the Company, there was no other person, other than the Directors or chief executive of the Company and (in the case of the other members of the Group) other than the Company, who had an interest or short position in the Shares and underlying Shares which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or, who were, directly or indirectly, interested in 10% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meetings of any other member of the Group.

As at the Latest Practicable Date, Tan Sri Cheng Heng Jem, an executive Director and chairman of the Board, was the director of PHB, and Juliana Cheng San San, an executive Director, was the director of PRG Corporation. Save as disclosed herein, no Director was a director or an employee of a company which had an interest or short position in the Shares or underlying Shares which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO as at the Latest Practicable Date.

4. DIRECTORS' SERVICE CONTRACTS

As at the Latest Practicable Date, none of the Directors have any existing or proposed service contracts with the Company or any member of the Group (excluding contracts expiring or which may be terminated by the Company or the relevant Group member within one year without payment of compensation other than statutory compensation).

5. DIRECTORS' INTERESTS IN ASSETS

As at the Latest Practicable Date, none of the Directors had any direct or indirect interests in any assets which have been acquired or disposed of by, or leased to, or which were proposed to be acquired or disposed of by, or leased to, any member of the Group since 31 December 2025, being the date to which the latest published audited financial statements of the Group were made up.

6. DIRECTORS' INTERESTS IN CONTRACTS

None of the Directors was materially interested in any contract or arrangement subsisting as of the Latest Practicable Date which is significant in relation to the business of the Group.

7. DIRECTORS' INTERESTS IN COMPETING BUSINESS

As at the Latest Practicable Date, none of the Directors or the chief executive of the Company and their respective associates had any interest in any business which competes or is likely to compete, either directly or indirectly, with the business of the Group which would fall to be disclosable under the Listing Rules.

8. LITIGATION

As at the Latest Practicable Date, no member of the Group was involved in any litigation or claims of material importance nor was any litigation or claims of material importance known to the Directors to be pending or threatened against any member of the Group.

9. MATERIAL ADVERSE CHANGE

As at the Latest Practicable Date, the Directors were not aware of any material adverse change in the financial or trading position of the Group since 31 December 2025, being the date to which the latest published audited financial statements of the Group were made up.

10. MATERIAL CONTRACTS

The Group did not enter into any contract which was or might be material other than those entered into in the ordinary course of business carried on or intended to be carried on by the Company or any of its subsidiaries within the two years immediately preceding and including the Latest Practicable Date.

11. MATERIAL ACQUISITIONS OR DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

Save as disclosed hereinabove, there was no material acquisition or disposal of subsidiaries, associates and joint ventures by the Group during the year ended 31 December 2025 and up to and including the Latest Practicable Date.

12. EXPERTS AND CONSENTS

Name	Qualification
Cushman & Wakefield Limited	Independent property valuer
Shanghai Qiaowen Law Firm	PRC legal adviser

As at the date of this circular, each of the above experts has given and has not withdrawn its written consent to the issue of the circular with the inclusion of its letter or opinion or advice and the references to its name in the form and context in which it appears.

As at the Latest Practicable Date, none of the above experts was beneficially interested in the share capital of any member of the Group nor did it have any right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for securities in any member of the Group nor did it have any interest, either direct or indirect, in any assets which have been, since 31 December 2025 (being the date to which the latest published audited financial statements of the Company were made up), acquired or disposed of by or leased to any member of the Group or are proposed to be acquired or disposed of by or leased to any member of the Group.

13. DOCUMENTS ON DISPLAY

Copies of the following documents will be published on the websites of the Stock Exchange (<http://www.hkexnews.hk>) and the Company (www.parksongroup.com.cn) for a period of 14 days from the date of this circular:

- (a) the Nanchang Renewal Agreement;
- (b) the valuation report from Cushman & Wakefield Limited, the text of which is set out in Appendix II to this circular; and
- (c) the letters of consent from the experts referred to in paragraph 12 in this appendix.

14. MISCELLANEOUS

- (a) The registered office of the Company is situated at P.O. Box 31119 Grand Pavilion, Hibiscus Way, 802 West Bay Road, Grand Cayman KY1-1205, Cayman Islands.
- (b) The principal place of business of the Company in Hong Kong is at Room 1010, 10th Floor, Harcourt House, 39 Gloucester Road, Wanchai, Hong Kong.
- (c) The principal share registrar and transfer office of the Company in the Cayman Islands is Vistra (Cayman) Limited, P.O. Box 31119 Grand Pavilion, Hibiscus Way, 802 West Bay Road, Grand Cayman KY1-1205, Cayman Islands.

- (d) The branch share registrar and transfer office of the Company in Hong Kong is Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong.
- (e) The secretary of the Company is Au-Yeung Nelly, a Chartered Secretary, a Chartered Governance Professional and an Associate of both The Hong Kong Chartered Governance Institute and The Chartered Governance Institute in the United Kingdom.
- (f) In the event of any inconsistency, the English text of this circular shall prevail over the Chinese text.