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SUPPLEMENTAL ANNOUNCEMENT CONTINUING CONNECTED TRANSACTION IN RELATION TO THE CONSTRUCTION RELATED CONTRACTS UNDER THE MASTER AGREEMENT

Reference is made to the announcement of Lai Si Enterprise Holding Limited (the “**Company**”) dated 2 September 2026 in relation to the Master Agreement between the Company and Premier Property Company Limited (the “**Premier Property**”) regarding continuing connected transactions contemplated between any subsidiary of the Company (the “**Subsidiary**”) and Premier Property.

The Company wishes to provide further information in relation to the Master Agreement.

Internal Control Procedures

The contract fees payable by Premier Property to the Subsidiary will be determined after arm’s length negotiation between Premier Property and the Subsidiary on a project to project basis. In order to ensure the contract fees the Subsidiary received for our provision of engineering works are fair and reasonable and in line with market practices, the Subsidiary will follow the Group policy and keep monitoring fee level in the relevant market and other market conditions. In general, the Subsidiary will compare the contract fees which it would charge Premier Property with at least 3 comparable projects within 2 years which the Subsidiary would charge Independent Third Parties, subject to the nature of engineering works. Comparables used are of similar nature of engineering works, for example, fitting-out contracts with Premier Property will be compared with past fitting-out contracts with other customers, civil foundation works contract from Premier Property will be compared with past civil foundation contracts with other customers.

The Subsidiary generally provides a price quote during the bidding process or engages in price negotiations with their customers. The price quote is determined primarily based on a number of factors, including the availability and cost of raw materials, equipment and machinery, subcontracting cost, project schedule, labour cost, geographical location, environmental condition of the project site, as well as the complexity and scale of the project. The Subsidiary negotiate the contract fees on a fixed-price basis.

The Subsidiary has adopted a set of written policies of the Group in relation to the standard pricing strategy for the engineering works which is applicable to all customers (including Premier Property). For the fixed-priced contracts, the Subsidiary will first ascertain from its suppliers and subcontractors the prime cost of materials and labour for providing similar engineering works and for undertaking similar projects with reference to its own database and the indicative market information which are made available to the public by the relevant government authorities through various official government websites and publications from time to time, and then add in a certain percentage markup ranging from 10% to 30%, which will be determined by the Subsidiary on a case-by-case basis and with reference to historical transactions of a similar scale and subject to negotiation with customers. The Subsidiary is of the view that as it is generally the market practice that determination of percentage markup under fixed-price contracts are mostly based on customers specifications and mutual fees negotiation, therefore following such practice in determining the contract fees would be in line with market practice and the prevailing market price.

For contract sum below MOP 200,000, the propose price will then be reviewed by project managers of the Subsidiary and approved by the project director. For contract sum above MOP 200,000, the propose price will be approved by the Chief Executive Officer. This ensures that the proposed price is set in accordance with the Group's pricing strategy before submitting the bid to the potential customer for their consideration. Other payment terms are determined with reference to market practices.

Further, the Subsidiary has assigned an officer (an Engineer) to be responsible for the internal control function and such officer will perform review and conduct sample checking on the continuing connected transactions on a monthly basis to ensure that the pricing of the continuing connected transactions under the Master Agreement adheres to the aforesaid pricing mechanism and approval procedure and is comparable to the prices charged by the Subsidiary in similar transactions involving Independent Third Parties, and the terms are no less favourable to the Group than those offered by the Group to other Independent Third Parties in similar transactions. To ensure the Engineer is competent to carry internal control review, he/she possesses an engineering qualification with well experience in running projects. The internal control checking work done by the Engineer will be reviewed by the Chief Executive Officer.

Finance department will regularly review the actual transaction amount incurred to ensure such amount will not exceed the annual cap. When the actual transaction amount reach threshold at 80% of the annual cap, Finance department will promptly escalate the matter to the Chief Executive Officer and the Board for their attention, further transaction will be suspended until further review result is satisfactory to ensure compliance with the annual cap.

All of the Company's continuing connected transactions, including their annual caps, are annually reviewed and discussed by the independent non-executive Directors of the Company, to confirm that the transactions are in the ordinary and usual course of business of the Company, on normal commercial terms or better, in accordance with the terms of the relevant agreements of the Company, fair and reasonable and in the interests of the shareholders of the Company as a whole.

The independent auditor of the Company conducts an annual review of the transactions and provides a written confirmation to the Board before release of the Company's annual report.

For and on behalf of the Board
Lai Si Enterprise Holding Limited
黎氏企業控股有限公司
LAI Ieng Man
Chairman

Macau, 30 September 2026

As at the date of this announcement, the Board consists of Mr. Lai Ieng Man, Mr. Lai Meng San, Ms. Lai Ieng Wai and Ms. Cheong Weng Si as executive directors; and Mr. Siu Wing Hay, Mr. Chan Iok Chun and Dr. Liu Ting Chi as independent non-executive directors.