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C C Land Holdings Limited

中渝置地控股有限公司

(Incorporated in Bermuda with limited liability)

Website: www.ccland.com.hk

(Stock Code: 1224)

DISCLOSEABLE TRANSACTION

The Board announces that during the period from 19 January 2026 to 16 October 2026, the Group made relevant advances (including the relevant proportion of CC Investor and the relevant proportion not funded by MB Investor) to the JVC Group in an aggregate amount of £25,300,731 (equivalent to approximately HK\$262,305,000), representing the Group's funding contributions provided by way of a priority loan pursuant to the JVC Shareholders' Agreement.

GENERAL

As the highest applicable percentage ratio (as defined under the Listing Rules) in respect of the funding contributions by the Group to the JVC Group, on an aggregate basis, exceeds 5% but is less than 25%, the provision of such funding contributions constitutes a discloseable transaction for the Company and is subject to reporting and announcement requirements, but is exempt from the circular and shareholders' approval requirements under Chapter 14 of the Listing Rules.

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1. PRINCIPAL TERMS/ DETAILS OF THE FINANCIAL ASSISTANCE

The Funding Contributions were provided pursuant to the terms of the JVC Shareholders' Agreement, details of which were disclosed in the 2019 Announcement.

Pursuant to the JVC Shareholders' Agreement, among other terms, in the event that the other shareholder of JVC elects not to fund its relevant proportion of any additional funding required by JVC, CC Investor may, at its sole discretion, fund the remaining balance of such additional funding by way of a priority loan to JVC. Any such priority loan shall: (a) rank in priority for repayment over other shareholder loans; and (b) carry a cumulative annual preferred return calculated at rate of 15.5% per annum. The Funding Contributions represent the aggregate amounts drawn down by the JVC Group during the period from 19 January 2026 to 16 October 2026 in circumstances where additional funding was required by the JVC Group and the other shareholder elected not to fund its relevant proportion, following which CC Investor exercised its right to advance the required funds by way of a priority loan in accordance with the JVC Shareholders' Agreement.

The Funding Contributions were funded entirely by internal resources of the Group.

2. REASONS FOR AND BENEFITS OF THE FINANCIAL ASSISTANCE

The principal activities of the Group include property development and investment. Reference is made to the 2019 Announcement regarding the Group's investment in the JVC Group.

The provision of the Funding Contributions enables the JVC Group to satisfy its immediate operational and financial obligations, including the payment of loan interest, financial fees, and certain tax liabilities, thereby facilitating its daily operations and the sale of the completed units of the Property.

Taking into account the commercial rationale under the JVC Shareholders' Agreement, the priority status of the repayment, and the preferred return of 15.5% per annum expected to be generated from the Funding Contributions, the Directors (including the Independent Non-executive Directors) consider that the provision of the Funding Contributions is on normal commercial terms, is fair and reasonable, and in the interests of the Company and its Shareholders as a whole. None of the Directors has a material interest in the Funding Contributions or the transactions contemplated under the JVC Shareholders' Agreement and therefore no Director was required to abstain from voting on the Board resolutions approving the Funding Contributions.

3. INFORMATION ON THE GROUP

The Company is an investment holding company. The principal businesses of the Group are property development and investment as well as treasury investments.

4. INFORMATION ON THE JVC GROUP

JVC Group is carrying out the redevelopment of the Property to provide a mixed-use development comprising residential, hotel, and retail and restaurant elements. As of the date of this announcement, JVC is ultimately owned as to 47.16% by the Company and 52.84% by MB Investor but accounted for as a 50:50 joint venture of the Company in the consolidated financial statements of the Group. To the best of the Directors' knowledge, information and belief having made all reasonable enquiry, the MB Investor and its ultimate beneficial owner(s) are Independent Third Parties.

5. GENERAL

As the highest applicable percentage ratio (as defined under the Listing Rules) in respect of the Funding Contributions, on an aggregate basis, exceeds 5% but is less than 25%, the provision of the Funding Contributions constitutes a discloseable transaction for the Company and is subject to the reporting and announcement requirements, but is exempt from the circular and shareholders' approval requirements, under Chapter 14 of the Listing Rules.

6. DEFINITIONS

In this announcement, unless the context otherwise requires, capitalised terms used shall have the following meanings:

"2019 Announcement"	the Company's announcement dated 20 December 2019 regarding the JVC Shareholders' Agreement for the establishment, operation, and management of JVC
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"Board"	the board of Directors
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“CC Investor”	Win Mount Development Limited, a company incorporated in Hong Kong with limited liability and a wholly owned subsidiary of the Company
“Company”	C C Land Holdings Limited, a company incorporated in Bermuda with limited liability whose shares are listed on the main board of the Stock Exchange
“Director(s)”	the director(s) of the Company
“GBP” or “£”	British Pound Sterling, the lawful currency of the United Kingdom of Great Britain and Northern Ireland
“Group”	the Company and its direct and indirect subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Independent Third Party(ies)”	independent third party(ies) who is (are) not connected person(s) (as defined under the Listing Rules) of the Company and is (are) independent of and not connected with the Company and its connected person(s)
“JVC”	Whiteley JV S.à r.l., a private limited liability company (société à responsabilité limitée) existing and organised under the laws of the Grand Duchy of Luxembourg
“JVC Group”	JVC and its direct and indirect subsidiaries from time to time
“JVC Shareholders’ Agreement”	the JVC Shareholders’ Agreement dated 20 December 2019 and made between CC Investor, the Company, MB Investor and JVC in respect of the establishment, operation and management of JVC
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“MB Investor”	MARK Whiteley S.à r.l., a private limited liability company (société à responsabilité limitée) existing and organised under the laws of the Grand Duchy of Luxembourg, registered with the Luxembourg Trade and Companies Register (Registre de Commerce et des Sociétés, Luxembourg), which is indirectly and wholly owned by MARK European Retail Partners II-TE, L.P. and MARK European Retail Partners II-T, L.P.
“Property”	The Whiteley Centre, Queensway, London W2 4YN
“Share(s)”	ordinary share(s) of par value HK\$0.10 each in the share capital of the Company
“Shareholder(s)”	holder(s) of Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent

By order of the Board
Lam How Mun Peter
Deputy Chairman and Managing Director

Hong Kong, 16 October 2026

As at the date of this announcement, the Board comprises:

Executive Directors: Mr. Cheung Chung Kiu, Dr. Lam How Mun Peter, Mr. Wong Chi Keung, Mr. Leung Wai Fai, and Ms. Cheung Elaine Yu Ling

Independent Non-executive Directors: Mr. Lam Kin Fung Jeffrey, Mr. Leung Yu Ming Steven, and Mr. Luk Yu King James

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