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Overseas Chinese Town (Asia) Holdings Limited
華僑城(亞洲)控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 03366)

UPDATES ON MAJOR TRANSACTION INVOLVING DISPOSAL OF OCT (CHANGSHU) INVESTMENT THROUGH PUBLIC TENDER

Reference is made to the circular (the "**Circular**") of Overseas Chinese Town (Asia) Holdings Limited (the "**Company**") dated 22 October 2026 with respect to the proposed disposal of 100% equity interests in OCT (Changshu) Investment through public tender. Capitalised terms used in this announcement shall have the same meanings as these terms are defined in the Circular unless the context otherwise requires.

The Seller has been informed by the Designated EX that Zhong Bo (Suzhou) Investment Management Co., Ltd. has been identified as the successful bidder (and therefore the Purchaser) of the Proposed Disposal through the procedure of the Public Tender. The Final Consideration is RMB90,450,000. The Seller and the Purchaser are expected to enter into the Transaction Agreement within five working days following the date of the Designated EX's notification.

Below sets out information about the Purchaser based on the information made available to the Company: The Purchaser is owned as to 60% by Zhong Li and as to 40% by Zhong Shuai. Its business scope includes, among other things, investment activities using own funds; equity investment; corporate headquarters management; holding company services; project planning and public relations services; industrial park management services; property management; leasing of non-residential real estate; leasing of machinery and equipment; enterprise management consulting; engineering management services; energy conservation management services; soil erosion prevention and control services; social stability risk assessment; information consulting services.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Purchaser and its ultimate beneficial owners are third parties independent of the Company and its connected persons.

The Company has obtained written Shareholders' approval on the Proposed Disposal as set out in the Circular. It has also obtained the required Supervisory Approvals. It is expected that registration of transfer of the Sale Interests for the Proposed Disposal will be completed in or around the fourth quarter of 2026.

Further information with respect to the Proposed Disposal is set out in the Circular. Shareholders and potential investors are reminded to exercise caution when dealing in the securities of the Company.

By the order of the Board
Overseas Chinese Town (Asia) Holdings Limited
Liu Yu
Chairman

Hong Kong, 10 November 2026

As at the date of this announcement, the Board comprises seven Directors, including three executive Directors namely Ms. Liu Yu, Mr. Wang Jianwen and Ms. Qi Jianrong, one non-executive Director namely Mr. Yang Guobin and three independent non-executive Directors namely Ms. Wong Wai Ling, Mr. Lam Sing Kwong Simon and Mr. Chu Wing Yiu.

Certain Chinese names of institutions, natural persons or other entities or words have been translated into English and included in this announcement as unofficial translations for reference only. In the event of any inconsistency, the Chinese names shall prevail. This announcement contains forward-looking statements that reflect the Company's current beliefs, plans or expectations about the future. These statements are subject to inherent risks and uncertainties. The actual outcomes may differ. Nothing contained in these statements is, or shall be relied upon as any assurance, representation or warranty otherwise. Neither the Company nor its directors, employees, agents, affiliates, advisers or representatives assume responsibility to update, supplement, or correct these statements or adapt them to future events.