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SOUTH CHINA HOLDINGS COMPANY LIMITED

南華集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 00413)

SECOND SUPPLEMENTAL ANNOUNCEMENT MAJOR TRANSACTION IN RELATION TO THE DISPOSAL OF LAND USE RIGHT AND PLANT BUILDING

Reference is made to (i) the announcement of the Company dated 24 December 2025 (the “**Announcement**”) in relation to the entering into the Sale and Purchase Agreement under which the Vendor agreed to sell and the Purchaser agreed to purchase the Disposal Assets at the aggregate consideration of RMB290 million (equivalent to approximately HK\$318.7 million); and (ii) the supplemental announcement dated 5 January 2026 (the “**Supplemental Announcement**”) for provision of further information in relation to, among other things, the Preliminary Value by using market approach and rectification of shareholding percentages of the ultimate beneficial owners of the Purchaser (the **Announcement** and the **Supplemental Announcement** shall be collectively referred to as the “**Announcements**”).

All capitalised terms used herein shall have the same meanings as those defined in the **Announcements** unless otherwise the context herein specifies.

The Company has just been informed by the Purchaser that the following change in composition of its shareholders has been approved by Dongguan Administration for Market Regulation (東莞市市場監督管理局) (formerly Dongguan Administration for Industry and Commerce (東莞市工商行政管理局)) with effective from 16 January 2026:

Before 16 January 2026

- (1) 胡文武 — ultimately and beneficially owned and held 80% of the registered capital of the Purchaser; and
- (2) 徐紅燕 — ultimately and beneficially owned and held 20% of the registered capital of the Purchaser.

Effective 16 January 2026

- (1) 廣東中進實業投資集團有限公司 (Guangdong Zhongjin Industrial Investment Group Limited*) (“**Zhongjin Industrial**”) — owns and holds 20% of the registered capital of the Purchaser, and the ultimate beneficial owner of Zhongjin Industrial is 曾敬峰 (Zeng Jingfeng*);
- (2) 程先鳳 (Cheng Xianfeng*) — ultimately and beneficially owns and holds 15% of the registered capital of the Purchaser;
- (3) 東莞市海方潤源企業管理有限公司 (Dongguan City Haifang Runyuan Enterprise Management Limited*) (“**Haifang Runyuan**”) — owns and holds 45% of the registered capital of the Purchaser, and the ultimate beneficial owners are (i) 譚毅 (Tan Yi*) and 陸航 (Lu Hang*) who respectively owns and holds 50% of the registered capital of Haifang Runyuan; and
- (4) 東莞市長璟源科技有限公司 (Dongguan City Changjingyuan Technology Limited*) (“**Changjingyuan**”) — owns and holds 20% of the registered capital of the Purchaser, and the ultimate beneficial owners are (i) 胡文武 (Hu Wenwu*) (“**Hu**”) and 徐紅燕 (Xu Hongyan*) who respectively owns and holds 55% and 45% of the registered capital of 東莞市四安管理有限公司 (Dongguan City Si'an Management Limited*) which owns and holds 99% of the registered capital of Changjingyuan (the remaining 1% of the registered capital of Changjingyuan is owned and held by Hu).

To the best knowledge, information and belief of the Directors having made all reasonable enquiries, each of the ultimate beneficial owners of the Purchaser is a third party independent of and not connected with the Company and its connected persons.

This announcement is supplemental to, and should be read in conjunction with the Announcements. Save for the supplemental information provided hereinabove, all other information and contents set out in the Announcements shall remain unchanged.

** English transliteration denotes Chinese names for identification purpose only.*

By Order of the Board
South China Holdings Company Limited
南華集團控股有限公司
Cheung Choi Ngor
Executive Director

Hong Kong, 28 January 2026

As at the date of this announcement, the Directors are:

Executive Directors:

Mr. Ng Hung Sang
Ms. Cheung Choi Ngor
Mr. Ng Yuk Yeung Paul

Non-executive Directors:

Ms. Ng Yuk Mui Jessica
Mr. Yu Pui Hang

Independent Non-executive Directors:

Mr. Kam Yiu Shing Tony
Ms. Pong Scarlett Oi Lan, BBS, J.P.
Mr. Wong Chun Tat, J.P.