

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



China Boton Group Company Limited

中國波頓集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3318)

**SUPPLEMENTAL ANNOUNCEMENT
VERY SUBSTANTIAL DISPOSAL
LAND RESUMPTION**

Reference is made to the Company's announcement dated 9 December 2025 (the **"Announcement"**) in relation to the Land Resumption of the Proposed Land by Xili Residential District Office in Nanshan District of Shenzhen* (深圳市南山區西麗街道辦事處), a PRC government authority entrusted by the local government of Nanshan District, Shenzhen. This announcement is supplemental to and should be read in conjunction with the Announcement. Unless otherwise stated, capitalised terms used in this announcement shall have the same meanings as defined in the Announcement.

As disclosed in the Announcement, the Land Resumption Agreement dated 7 December 2025 was entered into between the Local Authority and Shenzhen Boton in relation to the Land Resumption. The Board wishes to announce that on 24 December 2025, the Local Authority, Shenzhen Boton and Shenzhen Baishuo New City Investment Co., Ltd. (深圳市百碩新城投資有限公司) (**"Baishuo Xincheng"**) entered into a supplemental agreement (the **"Supplemental Agreement"**) to the Land Resumption Agreement.

Baishuo Xincheng is a market entity introduced by the Local Authority through open bidding procedures. Baishuo Xincheng assumes the rights and obligations of the Local Authority specified in the agreement on Land Resumption already signed by them. The rights and obligations of Shenzhen Boton under the Land Resumption Agreement will not be affected. If Baishuo Xincheng fails to perform the Land Resumption Agreement due to liquidation or other reason, the Local Authority will continue to perform the obligations under the Land Resumption Agreement. If the Local Authority or Baishuo Xincheng is in breach, Shenzhen Boton has the right to take action against the Local Authority and/or Baishuo Xincheng.

Baishuo Xincheng is a company established in the PRC with limited liability in the leasing and business services industry. Baishuo Xincheng is wholly owned by Shenzhenshi Dashahe Construction Investment Limited (深圳市大沙河建設投資有限公司) which is a state-owned enterprise located in Shenzhen. To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, Baishuo Xincheng and its ultimate beneficial owners are Independent Third Parties.

As the Supplemental Agreement is to set out the relationships among the Local Authority, Baishuo Xincheng, Shenzhen Boton and their respective rights and obligations while the rights of Shenzhen Boton under the Land Resumption Agreement is not affected, the Board is of the view that the terms of the Supplemental Agreement are fair and reasonable and the Supplemental Agreement is in the interest of the Company and its Shareholders as a whole.

Save and except the above-mentioned, all other terms and conditions of the Land Resumption Agreement remain in full force and effect.

On behalf of the Board
China Boton Group Company Limited
WANG Ming Fan
Chairman

Hong Kong, 29 December 2025

As at the date of this announcement, the executive directors are Mr. Wang Ming Fan, Mr. Li Qing Long and Ms. Wang Xinyi. The independent non-executive directors are Mr. Ng Kwun Wan, Mr. Leung Wai Man, Roger, Mr. Zhou Xiao Xiong and Mr. Yau How Boa.

** For identification purpose only*