LOGAN
龙光集团

Logan Group Company Limited
龍光集團有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 3380)

CONTINUING CONNECTED TRANSACTIONS SUPPLEMENTAL ANNOUNCEMENT

Reference is made to the announcement of the Company dated 31 December 2025 (the "**Announcement**") in relation to the 2025 CCT Agreements. Unless otherwise defined herein, capitalised terms used in this announcement shall have the same meaning as defined in the Announcement. The Company would like to provide the Shareholders and potential investors of the Company with additional information in relation to the pricing of the 2025 Master Project Development Management Agreement.

2025 Master Project Development Management Agreement

As set out in the Announcement, the service fee under the 2025 Master Project Development Management Agreement shall be determined with reference to, among others, the prevailing market price for the similar services with similar size and type of projects to be provided to third parties obtained through the regular price research conducted by the Group.

Specifically, the Group adopts the following measures to ensure the service fees under the 2025 Master Project Development Management Agreement will be on normal commercial terms or better to the Group:

(i) with respect to the construction services, the Group will conduct price research on a monthly basis as set out in "Internal Control" in the Announcement, by gathering market information, including guidance prices of the relevant raw materials (such as earthwork, pile foundation, concrete and steel concrete) as prescribed by the government and published on the construction costs information platforms of different provinces, which provides the cost management department of the Group with access to the prevailing prices of comparable construction services in the relevant provinces for cross-checking;

(ii) with respect to the design and architectural services, prior to entering into any transaction as contemplated under the 2025 Master Project Development Management Agreement, the project design department of the Group will review fee quotations then provided by the Group to independent third party clients for comparable scope of services and other transaction terms and compare those fee quotations; and

(iii) the cost management department and the project design department of the Group will review regularly to see whether the service fees to be charged to Logan Foundation and its subsidiaries adhere to the above pricing policies, and will check that the service fees are not lower than service fees offered to independent third party customers of the Group for comparable services and transaction terms, to ensure that the transactions under the 2025 Master Project Development Management Agreement are on terms no less favorable to the Group than the terms available to independent third parties customers and are fair and reasonable and in the interest of the Company and its Shareholders as a whole.

The information set out above is supplemental to the Announcement and all other information set out in the Announcement remains unchanged.

By Order of the Board
Logan Group Company Limited
Kei Hoi Pang
Chairman

Hong Kong, 7 January 2026

As at the date of this announcement, the executive directors of the Company are Mr. Kei Hoi Pang, Mr. Lai Zhuobin, Ms. Huang Xiangling, Mr. Chen Yong and Mr. Zhou Ji; and the independent non-executive directors of the Company are Mr. Zhang Huaqiao, Ms. Liu Ka Ying, Rebecca, Mr. Cai Suisheng and Dr. Liu Yongping.