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DYNAMIC HOLDINGS LIMITED

達力集團有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 29)

SUPPLEMENTAL ANNOUNCEMENT CONTINUING CONNECTED TRANSACTIONS IN RELATION TO PROPERTY MANAGEMENT SERVICES

Reference is made to the announcement of Dynamic Holdings Limited (the “**Company**”) dated 29 May 2026 in relation to the continuing connected transactions in relation to the property management services (the “**Announcement**”). Unless otherwise stated, capitalized terms used herein shall have the same meanings as those used in the Announcement. In addition to the information provided in the Announcement, the Board would like to provide the following additional information regarding the property management services.

HISTORICAL TRANSACTION AMOUNTS

The total Property Management Fees paid by the Group to the Property Management Company from 1 July 2025 up to 29 May 2026 (i.e. date of the Announcement) was approximately RMB2,710,000 (equivalent to approximately HK\$2,990,000). The historical transaction amounts had been less than HK\$3,000,000 and all the applicable percentage ratios were less than 5%. Therefore, the transactions were fully exempted connected transactions under Rule 14A.76 of the Listing Rules.

PRICING POLICY OF PROPERTY MANAGEMENT FEES

The Property Management Fees are determined on an arm’s length basis, having regard to the nature and standards of the property management services and prevailing market prices for similar services. The Group has compared the Property Management Fees of RMB28 per square metre per month with the property management fees charged at five similar office buildings in the same area as Eton Place (including the Property) in Pudong New Area, Shanghai, the PRC. The fees for those comparable buildings ranged from RMB30 to RMB42 per square metre per month, which are higher than the Property Management Fees of RMB28 per square metre per month.

The Property Management Fees payable in respect of Eton Place are determined on the same basis as the fees payable by other owners of other parts of Eton Place under the Deed of Mutual Covenant and the relevant property management contract. Accordingly, the fees are benchmarked against prevailing market prices and determined and payable according to applicable statutory and contractual requirements.

REASONS FOR AND BENEFITS OF THE CONTINUING CONNECTED TRANSACTIONS

Pursuant to the Deed of Mutual Covenant, the Developer has the right and responsibility to appoint a property management company to provide property management services to Eton Place and enter into a property management contract therefor. The Property Management Services and the Property Management Fees are on normal commercial terms which are applicable to all owner(s) of Eton Place. The Directors consider that the entering into of the Continuing Connected Transactions ensures the continuity of the Property Management Services provided to Eton Place (including the Property) since 2006, leveraging the Property Management Company's familiarity with the Property. Given the consistently satisfactory performance of the Property Management Company and the absence of any material complaints from tenants, the continuation of the Property Management Services maintains operational stability and tenant satisfaction. Accordingly, the Directors, including the independent non-executive Directors, are of the view that the Property Management Fees are fair and reasonable, on normal commercial terms, and in the interests of the Company and its Shareholders as a whole.

By Order of the Board
Dynamic Holdings Limited
CHIU Siu Hung, Allan
Chief Executive Officer

Hong Kong, 10 June 2026

As at the date of this announcement, the Board comprises Dr. TAN Lucio C. (Chairman) (Mrs. PASCUAL Sheila Tan as his alternate), Mr. CHIU Siu Hung, Allan (Chief Executive Officer), Mrs. TAN Carmen K. (Mrs. PASCUAL Sheila Tan as her alternate), Mr. PASCUAL Ramon Sy, Ms. TAN Vivienne Khao and Ms. TAN Irene Khao as executive Directors; and Mr. CHONG Kim Chan, Kenneth, Mr. GO Patrick Lim, Mr. NGU Angel and Mr. MA Chiu Tak, Anthony as independent non-executive Directors.