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FAR EAST CONSORTIUM INTERNATIONAL LIMITED

遠東發展有限公司*

(Incorporated in the Cayman Islands with limited liability)

Website: <http://www.fecil.com.hk>

(Stock Code: 35)

(Debt Stock Code: 5781 (U.S.\$360,000,000 Senior Guaranteed Perpetual Capital Notes))

INSIDE INFORMATION EXTENSION OF TERMINATION OF THE HEADS OF AGREEMENT WITH THE STAR

Australian Financial Adviser to the JV Partners:

FLAGSTAFF

This announcement is made by Far East Consortium International Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

Reference is made to the announcement of the Company dated 7 March 2025 (the “**HOA Announcement**”) in relation to the HOA and the announcement of the Company dated 30 June 2025 (the “**Termination Announcement**”) in relation to the termination of the HOA. Unless otherwise defined, capitalized terms used in this announcement shall have the same meanings as those defined in the HOA Announcement and the Termination Announcement.

Following the JV Partners’ issuance of a formal notice of termination of the HOA (the “**Termination Notice**”) on 30 June 2025, discussions between the JV Partners and The Star have continued in the interest of agreeing the detailed commercial terms of the Proposed Transaction. Discussions with The Star over the past week have been focused on matters principally relating to the orderly transition of the management of the QWB Project, to ensure certainty for the JV Partners and other relevant stakeholders in facilitating the exit of The Star from the equity and management of the QWB Project.

* *for identification purposes only*

As of the date of this announcement, the JV Partners have reached in principle agreement with The Star on the detailed commercial terms of, among others, the proposed transition arrangement and on 7 July 2025, the JV Partners and the Star, among others, entered into a letter (the “**Extension Letter**”) with the effect of, among others, extending the termination date of the HOA from 7 July 2025 to 31 July 2025 (or such later date agreed in writing).

Notwithstanding the extension of the termination date of the HOA, the parties to the Extension Letter agreed that The Star’s payment obligations as listed below (the “**Star Payment Obligations**”) shall be referenced to the original termination date of the HOA (i.e., 7 July 2025) and shall be unaffected by the extension of the termination date of the HOA:

- a. Repayment to the JV Partners (in equal shares) of a total of A\$10 million (equivalent to approximately HK\$51.4 million) by no later than 30 calendar days of the original date of termination of the HOA, and if the said amount has not been repaid within the required period, The Star will be required to instead transfer The Star’s 33.3% interest in Tower 1 (Dorsett) to the JV Partners.
- b. Repayment to the JV Partners by way of undertaking an assignment of 50% of the shareholder loans towards the QWB Project within 60 calendar days of the original date of termination of the HOA. As of the date of this announcement, the total amount of shareholders loans provided by the JV Partners on a 100% basis amounted to approximately A\$53.3 million (equivalent to approximately HK\$274.0 million).

The Star Payment Obligations will cease to apply if formal agreements are executed before the extended termination date (i.e. 31 July 2025 or such later date agreed in writing).

Flagstaff Partners is acting as the Australian financial adviser to the JV Partners.

For the purpose of this announcement and for illustration purpose only, conversion of A\$ to HK\$ is based on the exchange rate of A\$1 to HK\$5.14. No representation is made that any amounts in A\$ have been or could be converted at the above rate or any other rates.

By order of the Board of
Far East Consortium International Limited
Wai Hung Boswell CHEUNG
Company Secretary

Hong Kong, 7 July 2025

As at the date of this announcement, the Board comprises six executive directors, namely Tan Sri Dato’ David CHIU, Mr. Cheong Thard HOONG, Mr. Dennis CHIU, Mr. Craig Grenfell WILLIAMS, Ms. Wing Kwan Winnie CHIU and Ms. Jennifer Wendy CHIU; and three independent non-executive directors, namely Mr. Kwong Siu LAM, Mr. Wai Hon Ambrose LAM and Mr. Lai Him Abraham SHEK.