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JOINT ANNOUNCEMENT

DELAY IN DESPATCH OF CIRCULARS

Reference is made to the joint announcement dated 15 December 2025 issued by Century City International Holdings Limited (“**Century City**”), Paliburg Holdings Limited (“**Paliburg**”) and Regal Hotels International Holdings Limited (“**Regal**”) (the “**Joint Announcement**”) in relation to the Transaction. Capitalised terms used in this joint announcement shall have the same meanings as those defined in the Joint Announcement unless the context otherwise requires.

As set out in the Joint Announcement, a circular of each of Century City, Paliburg and Regal containing, among other things, further details of the Letter of Intent and the transactions contemplated thereunder (including the entering into of the Second Supplemental Lease) and the relevant information required to be disclosed under the Listing Rules shall be despatched to each of the Century City Shareholders, the Paliburg Shareholders and the Regal Shareholders (as the case may be) for information purpose within 15 business days after publication of the Joint Announcement (i.e. on or before 8 January 2026).

As disclosed in the Joint Announcement, the Parties intended to enter into the Second Supplemental Lease to further give effect to the terms set out in the Letter of Intent. In order to ensure compliance with the disclosure requirements in respect of the Transaction under the Listing Rules, each of Century City, Paliburg and Regal considers it appropriate to publish the circular after the Second Supplemental Lease, which is expected to contain all agreed terms of the Transaction, has been entered into.

As additional time is required for the Parties to prepare and negotiate the Second Supplemental Lease, each of Century City, Paliburg and Regal has applied to the Stock Exchange for a waiver from strict compliance with Rule 14.41(a) of the Listing Rules to extend the deadline for despatch of the relevant circular to 5 March 2026. Further announcement will be made by Century City, Paliburg and Regal in respect of the status of the applications of waiver and the expected date of despatch of the circulars of Century City, Paliburg and Regal.

By order of the board of directors of
Century City International Holdings Limited
Eliza Lam Sau Fun
Secretary

By order of the board of directors of
Paliburg Holdings Limited
Eliza Lam Sau Fun
Secretary

By order of the board of directors of
Regal Hotels International Holdings Limited
Eliza Lam Sau Fun
Secretary

Hong Kong, 8 January 2026

As at the date of this joint announcement, the board of directors of Century City comprises the following members:

Executive directors:

Mr. LO Yuk Sui
(*Chairman and Chief Executive Officer*)
Mr. Jimmy LO Chun To (*Vice Chairman*)
Ms. LO Po Man (*Vice Chairman*)
Mr. Kenneth NG Kwai Kai
(*Chief Operating Officer*)
Mr. Kelvin LEUNG So Po
Mr. Allen WAN Tze Wai

Independent non-executive directors:

Mr. Anthony CHUANG
Ms. Winnie NG, JP
Mr. WONG Chi Keung

As at the date of this joint announcement, the board of directors of Paliburg comprises the following members:

Executive directors:

Mr. LO Yuk Sui
(*Chairman and Chief Executive Officer*)
Mr. Jimmy LO Chun To
(*Vice Chairman and Managing Director*)
Mr. Kelvin LEUNG So Po
Ms. LO Po Man
Mr. Kenneth NG Kwai Kai
Mr. Kenneth WONG Po Man

Independent non-executive directors:

Mr. Bowen Joseph LEUNG Po Wing, GBS, JP
Ms. Winnie NG, JP
Mr. Abraham SHEK Lai Him, GBS, JP
Mr. WONG Chi Keung

As at the date of this joint announcement, the board of directors of Regal comprises the following members:

Executive directors:

Mr. LO Yuk Sui

(Chairman and Chief Executive Officer)

Ms. LO Po Man

(Vice Chairman and Managing Director)

Mr. Kelvin LEUNG So Po

Mr. Jimmy LO Chun To

Mr. Kenneth NG Kwai Kai

Mr. Allen WAN Tze Wai

Non-executive directors:

Dr. Francis CHOI Chee Ming, GBS, JP

(Vice Chairman)

Ms. Belinda YEUNG Bik Yiu, JP

Independent non-executive directors:

Ms. Alice KAN Lai Kuen

Professor Japhet Sebastian LAW

Ms. Winnie NG, JP

Mr. WONG Chi Keung