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遠航港口發展有限公司

OCEAN LINE PORT DEVELOPMENT LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 8502)

**SUPPLEMENTAL ANNOUNCEMENT
IN RELATION TO DISCLOSEABLE TRANSACTION
PROPERTY VACATION, DEMOLITION AND RELOCATION**

Reference is made to the announcement of the Company dated 25 November 2025 in relation to discloseable transaction for property vacation, demolition and relocation (the “Announcement”). Unless otherwise defined, capitalised terms used in this supplemental announcement shall have the same meanings as those defined in the Announcement.

The Company would like to provide further details of the appraised value of the Properties and the cost of equipment relocation and dismantling.

VALUATION METHOD

Pursuant to the Valuation Report with valuation date of 19 July 2025 (the “Valuation Date”), the valuation of the Properties and the cost of equipment relocation and dismantling (the “Valuation”) is primarily conducted by way of replacement cost approach (under the cost-based approach method) for the Properties whereas the cost of equipment relocation and dismantling is primarily with reference to local market labor costs. The professional independent valuer of the Valuation (the “Valuer”) considered the most appropriate approach from three basic approaches, namely the market approach, the income approach and the cost approach, and adopted the replacement cost approach (under the cost-based approach method) for the purpose of the Valuation. The Valuer took into account various factors including the specificity of use (for providing port services) of the Properties without an identifiable income stream, purpose of the Valuation (to assess the value of the Properties and the cost of equipment relocation and dismantling, providing a basis for the Compensation) and the higher availability of data required for the replacement cost method as compared to other valuation methods.

The market approach refers to a valuation method that uses recent transaction prices of identical or similar assets in the market to estimate the value of an asset through direct comparison or analogy analysis. The precondition for using the market approach is that there is a well-developed, active and fair market, and that a recent benchmark that is identical or similar to the asset being valued can be found. The Valuer believed that the preconditions of the market approach could not be sufficiently fulfilled, and therefore did not adopt the market approach as the primary valuation method in the Valuation.

The income approach is a valuation method that determines the value of an asset by capitalizing or discounting its expected future income. The preconditions for using the income approach include: (1) the expected future income of the asset being valued can be accurately estimated and measured in monetary terms; (2) the risk borne by the asset owner to obtain the expected income can be estimated and measured in monetary terms; and (3) the expected number of years the asset being valued is expected to generate profits can be estimated. The Valuer believed that the preconditions of the income approach could not be sufficiently fulfilled, and therefore did not adopt the income approach as the primary valuation method in the Valuation.

The replacement cost method is a valuation method of determining the replacement cost or reconstruction cost of the property at the valuation date, and then determining the condition rate based on the property's useful life and the on-site inspection of the property, in order to estimate the reasonable price or value of the property. The replacement cost method calculation formula is as follows:

$$\text{Value of the property} = \text{Total replacement cost} \times \text{Composite condition rate}$$

TOTAL REPLACEMENT COST

The total replacement cost mainly represents construction and installation costs. The construction and installation costs mainly include material and labor costs directly related to the construction project which are primarily determined based on the work volume as per the preliminary and final settlement, local quotas, and applicable pricing documents with consideration of various factors such as structural form, number of floors, span, materials, and interior and exterior decoration of the property as of the valuation date. In the Valuation, the construction and installation costs per unit of construction area ranging from RMB800/square meter ("m²") to RMB3,000/m² have been adopted for applicable asset items.

CONDITION RATE

The Valuer used two methods to calculate the composite condition rate: theoretical condition rate and on-site inspection condition rate. The two results were then weighted and averaged in a 4:6 ratio (theoretical condition rate to on-site inspection condition rate) to calculate the composite condition rate.

Theoretical condition rate is calculated based on the economic life, remaining useful life, and the number of years the property has been in use. On-site inspection condition rate is determined by the Valuer's on-site inspection of each property, considering the property's usage and maintenance status.

In the Valuation, composite condition rates ranging from 50% to 85% have been adopted for applicable asset items.

KEY ASSUMPTIONS ADOPTED IN THE VALUATION

1. All assets to be valued are already in the process of being traded, and the Valuer simulates the market and conducts valuation based on the transaction conditions of the assets to be valued.
2. The assets are traded in a competitive market with voluntary buyers and sellers, where both parties are on equal footing and have the opportunity and time to obtain sufficient market information. Transactions between buyers and sellers are conducted voluntarily, rationally, and without coercion or restrictions.
3. The assets will continue to be used according to their current purpose, mode of use, scale, frequency, and environment, or may be used with minor modifications.
4. All documents and materials provided by Chizhou Port Holdings are true, valid, and accurate.
5. There are no major changes in national macroeconomic policies or the local social and economic environment.
6. There are no significant changes in the business operations and the tax policies, credit interest rates, exchange rates, etc., on which the Valuation was based, that would be sufficient to materially affect the Valuation conclusion.
7. The impact of natural forces and other force majeure events was not taken into account, nor was the potential influence of special transaction methods on the valuation conclusion.
8. Apart from the matters already known and disclosed, there are no other undisclosed off-balance-sheet assets and liabilities, mortgages or guarantees, or significant subsequent events, and Chizhou Port Holdings has legal rights to the assets included in the valuation scope.
9. The Valuation conclusion reflects the market value of the assets included in the valuation scope as at the Valuation Date, assuming their current size and use remain unchanged.

VIEW OF THE BOARD OF THE VALUATION AND THE CONSIDERATION

The Board considers the valuation method, quantitative inputs and key assumptions adopted in the Valuation are fair and reasonable. Accordingly, the Directors are of the view that the terms and conditions of the Compensation Agreement and the Vacation and Demolition (including the Compensation) are fair and reasonable and on normal commercial terms and that the entering into of the Compensation Agreement is in the interests of the Group and the Shareholders as a whole.

By order of the Board
Ocean Line Port Development Limited
Kwai Sze Hoi
Chairman and Executive Director

Hong Kong, 22 December 2025

As at the date of this announcement, the executive Directors are Mr. Kwai Sze Hoi and Mr. Huang Xueliang, the non-executive Director is Ms. Cheung Wai Fung, and the independent non-executive Directors are Mr. Nie Rui, Mr. Cheung Sze Ming and Mr. Cheng Yin Pan.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on the GEM of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the Stock Exchange’s website at www.hkexnews.hk, on the “Latest Company Announcements” page for at least 7 days from the date of its publication and on the website of the Company at www.oceanlineport.com.