

11 November 2024

Possible voluntary general offer

Disclosure of dealings in the shares of Sun Art Retail Group Limited

The Executive received the following disclosure of securities dealings pursuant to Rule 22 of the Hong Kong Code on Takeovers and Mergers:

| Party | Date | Description of relevant securities | Description of products | Nature of dealings | Number of reference securities to which the derivatives relate | Maturity date / closing out date | Reference price | Total amount paid / received | Resultant balance (including those of any person with whom there is an agreement or understanding) |
|----------------------------|-----------------|------------------------------------|-------------------------|-----------------------|--|----------------------------------|-----------------|------------------------------|--|
| J.P. Morgan Securities PLC | 8 November 2024 | Derivatives | Other types of products | Issue of a derivative | 10,500 | 31 January 2025 | \$2.3129 | \$24,285.4500 | 8,301,841 |
| | | Derivatives | Other types of products | Issue of a derivative | 33,500 | 31 January 2025 | \$2.3129 | \$77,482.1500 | 8,335,341 |
| | | Derivatives | Other types of products | Issue of a derivative | 1,500 | 31 January 2025 | \$2.3129 | \$3,469.3500 | 8,336,841 |
| | | Derivatives | Other types of products | Issue of a derivative | 17,500 | 31 January 2025 | \$2.3129 | \$40,475.7500 | 8,354,341 |

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|--|--|-------------|-------------------------|--------------------------------------|--------|------------------|----------|----------------|-----------|
| | | Derivatives | Other types of products | Issue of a derivative | 6,500 | 31 January 2025 | \$2.3129 | \$15,033.8500 | 8,360,841 |
| | | Derivatives | Other types of products | Issue of a derivative | 9,000 | 31 January 2025 | \$2.3129 | \$20,816.1000 | 8,369,841 |
| | | Derivatives | Other types of products | Issue of a derivative | 87,500 | 11 November 2026 | \$2.3164 | \$202,685.0000 | 8,457,341 |
| | | Derivatives | Other types of products | Closing out of a derivative contract | 15,000 | 6 June 2025 | \$2.3217 | \$34,825.5000 | 8,472,341 |
| | | Derivatives | Other types of products | Closing out of a derivative contract | 11,500 | 6 June 2025 | \$2.3195 | \$26,674.2500 | 8,483,841 |

End

Note:

J.P. Morgan Securities PLC is an exempt principal trader connected with the Potential Offeror.

Dealings were made for its own account.

J.P. Morgan Securities PLC is ultimately owned by JPMorgan Chase & Co..