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China Castson 81 Finance Company Limited
中國鑄晨81金融有限公司

(Continued into Bermuda with limited liability)

(Stock Code: 810)

CLARIFICATION ANNOUNCEMENT

Reference is made to the circular of China Castson 81 Finance Company Limited (the "**Company**") dated 27 January 2026 in relation to, among other things, the Rights Issue and the Whitewash Waiver (the "**Circular**"). Unless otherwise specified herein, capitalised terms used herein shall have the same meanings as those defined in the Circular.

ADDITIONAL DISCLOSURE PURSUANT TO THE TAKEOVERS CODE

The Company would like to make the following additional disclosure:

1. The Company confirms that as at the Latest Practicable Date, save for the Irrevocable Undertaking and the Underwriting Agreement, none of the subsidiaries of the Company, pension funds of the Company or of any member of the Group or by a person who is presumed to be acting in concert with the Company by virtue of class (5) of the definition of "acting in concert" under the Takeovers Code or who is an associate of the Company by virtue of class (2) of the definition of "associate" under the Takeovers Code but excluding exempt principal traders and exempt fund managers had owned or controlled any Shares or any securities, convertible securities, warrants, options or derivatives in respect of any Shares or securities of the Company during the Relevant Period.

2. Goodchamp, acting as the Underwriter, is a substantial Shareholder of the Company, being interested in approximately 17.34% of the total issued share capital of the Company, as at the Latest Practicable Date. Upon completion of the Rights Issue, it is the intention of Goodchamp, Dr. Lam and parties acting in concert with either of them to continue the existing businesses of the Group, and they have no intention to (i) introduce any major changes to the businesses of the Group, including any redeployment of the fixed assets of the Group (save for the financial assets of the Group); (ii) downsize, cease or dispose of any existing businesses, operations and assets (save for the financial assets of the Group) of the Group; or (iii) terminate the continued employment of the employees of the Group.

The Board would also like to clarify that an application has been made by Goodchamp to the Executive for the Whitewash Waiver pursuant to Note 1 on dispensations from Rule 26 of the Takeovers Code and the Executive has agreed to grant the Whitewash Waiver subject to the approval by at least 75%, and more than 50%, of the votes casted by the Independent Shareholders either in person or by proxy at the SGM by way of poll in respect of the Whitewash Waiver, and in respect of the Rights Issue (including the Underwriting Agreement) and the respective transactions contemplated thereunder, respectively.

Save as disclosed above, all other information in the Circular remains unchanged.

By order of the Board
China Castson 81 Finance Company Limited
Lee Kwok Leung
Director

Hong Kong, 23 February 2026

As at the date of this announcement, the executive Director is Mr. Lee Kwok Leung; the non-executive Director is Dr. Lam Man Chan; and the independent non-executive Directors are Dr. Ng Chi Yeung, Simon, Mr. Tam Yuk Sang, Sammy, and Ms. Law So Fun.

The Directors jointly and severally accept full responsibility for the accuracy of information contained in this announcement and confirm, having made all reasonable inquiries, that to the best of their knowledge, opinions expressed in this announcement have been arrived at after due and careful consideration and there are no other facts not contained in this announcement, the omission of which would make any statement in this announcement misleading.