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德祥地產集團有限公司*

ITC PROPERTIES GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code : 199)

FURTHER DELAY IN DISPATCH OF CIRCULAR

References are made to the announcements of ITC Properties Group Limited dated 20 January 2026 and 23 February 2026 in relation to, among others, the connected transaction for the issue of new shares to a connected person under specific mandate and the connected transaction for the issue of unlisted warrants to a connected person under specific mandate (the “**Announcements**”). Capitalised terms used herein shall have the same meanings as those defined in the Announcements unless otherwise defined.

As disclosed in the Announcements, a circular containing, among other things, (i) further details of the RL Share Subscription Agreement and the Warrant Subscription Agreement; (ii) a letter of advice from the Independent Board Committee to the Independent Shareholders in relation to the RL Share Subscription Agreement, the Warrant Subscription Agreement and the respective transactions contemplated thereunder; (iii) a letter of advice from the Independent Financial Adviser to the Independent Board Committee and the Independent Shareholders in relation to the RL Share Subscription Agreement, the Warrant Subscription Agreement and the respective transactions contemplated thereunder; and (iv) the notice convening the SGM is expected to be despatched to the Shareholders on or before 20 March 2026. As additional time is required for the Company to finalise the circular, the Company expects that the dispatch of the circular will be further postponed to a date on or before 15 April 2026.

By order of the Board
ITC Properties Group Limited
Cheung Hon Kit
Chairman

Hong Kong, 20 March 2026

** For identification purpose only*

As at the date of this announcement, the Directors are as follows:

Executive Directors:

Mr. Cheung Hon Kit (*Chairman*), Dr. Chan Kwok Keung, Charles (*Joint Vice Chairman*), Mr. Chan Yiu Lun, Alan, Mr. Law Hon Wa, William (*Chief Financial Officer*), Mr. Wu Yao

Non-executive Director:

Ms. Chau Mei Wah

Independent Non-executive Directors:

Hon. Shek Lai Him, Abraham, *GBS, JP* (*Joint Vice Chairman*), Mr. Ip Hon Wah, Mr. Pang, Anthony Ming-tung, Mr. Chan Chun Hung, Vincent

In case of any inconsistency, the English version of this announcement shall prevail over the Chinese version.