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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)

ISSUE OF NEW SHARES TO A SUBSCRIBER UNDER GENERAL MANDATE

EXTENSION OF FULFILMENT DATE

Reference is made to the announcement of ITC Properties Group Limited (the “**Company**”) dated 20 January 2026 in relation to, amongst others, the issue of new shares of the Company to a subscriber under general mandate (the “**Announcement**”). Unless otherwise defined, terms used in this announcement shall have the same meanings as they are used in the Announcement.

As disclosed in the Announcement, GM Completion is subject to the GM Conditions having been fulfilled (or waived, where applicable) on or prior to the GM Fulfilment Date, i.e. 2 February 2026, or such other date as the parties to the GM Share Subscription Agreement may agree in writing.

As additional time is required for the fulfilment of the GM Conditions, on 2 February 2026, the Company and the GM Subscriber entered into an extension letter to the GM Share Subscription Agreement and agreed to extend the GM Fulfilment Date to 2 March 2026 (or such later date as the parties may agree in writing).

Save as disclosed above, all other terms and conditions of the GM Share Subscription Agreement remain unchanged and in full force and effect.

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

Hong Kong, 3 February 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.