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**HONG KONG LIANFENG PROPERTY
CO., LIMITED**

(incorporated in Hong Kong with limited liability)

Asia Grocery Distribution Limited

亞洲富思集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 8413)

JOINT ANNOUNCEMENT

MONTHLY UPDATE IN RELATION TO

PRE-CONDITIONAL VOLUNTARY CASH PARTIAL OFFER BY TFI SECURITIES AND FUTURES LIMITED AND SHENWAN HONGYUAN CAPITAL (H.K.) LIMITED FOR AND ON BEHALF OF HONG KONG LIANFENG PROPERTY CO., LIMITED TO ACQUIRE A MAXIMUM OF 755,300,000 OFFER SHARES OF ASIA GROCERY DISTRIBUTION LIMITED FROM QUALIFYING SHAREHOLDERS

Joint Financial Advisers to the Offeror



TFI Capital Limited



Shenwan Hongyuan Capital (H.K.) Limited

Financial Adviser to the Company



References are made to:

- (i) the joint announcement issued by Hong Kong Lianfeng Property Co., Limited (the “**Offeror**”) and Asia Grocery Distribution Limited (the “**Company**”) on 10 December 2025 in relation to the pre-conditional voluntary cash partial offer by TFI Securities and Futures Limited and Shenwan Hongyuan Capital (H.K.) Limited for and on behalf of the Offeror to acquire a maximum of 755,300,000 Offer Shares of the Company from Qualifying Shareholders (the “**Rule 3.5 Announcement**”);
- (ii) the joint announcement issued by the Offeror and the Company on 24 December 2025 in relation to the satisfaction of the Pre-Condition (a);
- (iii) the joint announcement issued by the Offeror and the Company on 31 December 2025 in relation to the delay in despatch of the Composite Document (“**Delay in Despatch Announcement**”); and
- (iv) the joint announcement issued by the Offeror and the Company on 30 January 2026 in relation to the monthly update on the progress of the Partial Offer.

Unless the context otherwise requires, capitalised terms used in this joint announcement shall have the same meanings as those defined in the Rule 3.5 Announcement.

PROGRESS UPDATE ON THE PARTIAL OFFER

As stated in the Rule 3.5 Announcement, the making of the Partial Offer by the Offeror is subject to the satisfaction of the Pre-Conditions on or prior to the Pre-Condition Long Stop Date.

As at the date of this joint announcement, the Offeror has submitted its application to the State-owned Assets Supervision and Administration Commission of the Hubei Provincial People’s Government (“**SASAC**”) in connection with the Pre-Condition (b), which is still under the review by SASAC. The Offeror will continue to work towards the satisfaction of the Pre-Conditions.

UPDATE ON THE STATUS OF THE COMPOSITE DOCUMENT

As stated in the Delay in Despatch Announcement, an application was made to the Executive for its consent to extend the deadline for the dispatch of the Composite Document to (i) within seven days of the satisfaction of the Pre-Conditions; or (ii) 18 June 2026 (being a date which is seven days after the Pre-Conditions Long Stop Date), whichever is the earlier. On 13 January 2026, the Executive had granted such consent.

As at the date of this joint announcement, the Offeror and the Company are in the process of preparing and finalising the information to be included in the Composite Document.

Further announcement(s) will be made by the Offeror and the Company in relation to the latest status of the Partial Offer and the despatch of the Composite Document as and when appropriate in accordance with the Takeovers Code and the GEM Listing Rules.

WARNING

Shareholders and potential investors of the Company should note that the making of the Partial Offer is subject to the satisfaction of the Pre-Conditions on or before the Pre-Condition Long Stop Date and the Partial Offer, if being made, will be subject to the satisfaction or waiver (if applicable) of the Conditions. The Partial Offer may or may not become unconditional and will lapse if it does not become unconditional. Accordingly, the issue of this joint announcement does not imply that the Partial Offer will be made or will be completed. Shareholders and potential investors of the Company are advised to exercise caution when dealing in the Shares. Persons who are in doubt about their positions, they should consult their professional advisers.

By Order of the board of
Hong Kong Lianfeng Property Co., Limited
Dai Jingfang
Director

By Order of the board of
Asia Grocery Distribution Limited
Wong Siu Man
Chairman and Executive Director

Hong Kong, 27 February 2026

As at the date of this joint announcement, the executive Directors are Mr. Wong Siu Man (Chairman), Mr. Wong Siu Wa and Mr. Yip Kam Cheong and the independent non-executive Directors are Ms. Chan Hoi Yee, Mr. Shum Ching Hei and Mr. Wang Zhaobin.

The Directors jointly and severally accept full responsibility for the accuracy of information contained in this joint announcement (other than the information relating to the Offeror and parties acting in concert with it), and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this joint announcement (other than those expressed by the sole director of the Offeror) have been arrived at after due and careful consideration and there are no other facts not contained in this joint announcement, the omission of which would make any statement in this joint announcement misleading.

As at the date of this joint announcement, the sole director of the Offeror is Ms. Dai Jingfang and the directors of Hubei Agricultural Development Group are Mr. Yang Liangfeng, Mr. Zhao Zhibin, Mr. Zhang He, Ms. Xiong Qi, Mr. Mei Youxuan and Mr. Liu Hongtao.

The sole director of the Offeror and the directors of Hubei Agricultural Development Group jointly and severally accept full responsibility for the accuracy of information contained in this joint announcement (other than the information relating to the Group) and confirm, having made all reasonable inquiries, that to the best of their knowledge, opinions expressed in this joint announcement (other than those expressed by the Directors) have been arrived at after due and careful consideration and there are no other facts not contained in this joint announcement, the omission of which would make any statement in this joint announcement misleading.

This joint announcement will remain on the website of The Stock Exchange of Hong Kong Limited at www.hkexnews.hk on the “Latest Listed Company Information” page for at least 7 days from the date of its posting and on the website of the Company at www.agdl.com.hk.