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CHINA WEAVING MATERIALS HOLDINGS LIMITED

中國織材控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 3778)

SUPPLEMENTAL ANNOUNCEMENT DISPOSAL OF CERTAIN LAND AND PROPERTY

Reference is made to the announcement (the “**Announcement**”) of China Weaving Materials Holdings Limited (the “**Company**”) dated 5 January 2026. Unless otherwise stated, capitalised terms used herein shall bear the same meanings as defined in the Announcement.

The board of directors (the “**Board**”) of the Company wishes to provide to the shareholders and potential investors of the Company with the following additional information in relation to the Consideration:

The Consideration was arrived at after arm’s length negotiations between the Vendor and the Purchaser on normal commercial terms principally with reference to the valuation performed by the Purchaser.

The valuation was performed in December 2025 by an independent PRC practising valuer engaged by the Purchaser. The Target consists of 8 parcels of land and premises erected on the parcels of land. The market approach in respect of the land element of the Target was adopted for valuation purpose, making reference to the recent transaction prices of industrial land with similar conditions in the proximity. The aforesaid figure is then adjusted by the reduced land use right period of approximately 36.5 years of the Target. The valuation of land was approximately RMB13.3 million. In respect of the premises element of the Target, the cost approach was adopted, taking into account the replacement cost of construction and ancillary costs adjusted by the average age of the premises of the Target of approximately 9.2 years. The valuation of the premises element of the Target was approximately RMB31.7 million. The total valuation of the land and premises was appraised to be approximately RMB45.0 million.

The Board considers the valuation is fair and reasonable, taking into consideration the estimated net book value of the Target was approximately RMB41.0 million as at December 2025. The Board also considers the transaction presented a good opportunity for the Group to realize the value of the Target as all transfers of land and property in Fengxin Industrial Zone is subject to the consent of the Management Committee of the Fengxin Industrial Zone (奉新工業區管理委員會), thereby resulting in a limited market for the Target.

By Order of the Board
China Weaving Materials Holdings Limited
Cheung Chi Fai Frank
Company Secretary

Hong Kong, 9 January 2026

As at the date of this announcement, the Board comprises Mr. Zheng Yongxiang as the executive Director; Mr. Zheng Hong as the non-executive Director; and Ms. Chow Sin Yee Caroline, Mr. Xu Yiliang and Mr. Wong Tak Shing as the independent non-executive Directors.