

3 December 2024

**Possible voluntary general offer**

**Disclosure of dealings in the shares of Sun Art Retail Group Limited**

The Executive received the following disclosure of securities dealings pursuant to Rule 22 of the Hong Kong Code on Takeovers and Mergers:

| Party                      | Date            | Description of relevant securities | Description of products | Nature of dealings    | Number of reference securities to which the derivatives relate | Maturity date / closing out date | Reference price | Total amount paid / received | Resultant balance (including those of any person with whom there is an agreement or understanding) |
|----------------------------|-----------------|------------------------------------|-------------------------|-----------------------|--|----------------------------------|-----------------|------------------------------|--|
| J.P. Morgan Securities PLC | 2 December 2024 | Derivatives                        | Other types of products | Issue of a derivative | 1,500  | 31 January 2025                  | \$2.5684        | \$3,852.6000                 | 7,409,394  |
|                            |                 | Derivatives                        | Other types of products | Issue of a derivative | 12,000   | 31 January 2025                  | \$2.5684        | \$30,820.8000                | 7,421,394  |
|                            |                 | Derivatives                        | Other types of products | Issue of a derivative | 3,000  | 31 January 2025                  | \$2.5684        | \$7,705.2000                 | 7,424,394  |
|                            |                 | Derivatives                        | Other types of products | Issue of a derivative | 3  | 31 January 2025                  | \$2.5684        | \$7.7100                     | 7,424,397  |

|  |  |             |                         |                       |        |                  |          |                |           |
|--|--|-------------|-------------------------|-----------------------|--------|------------------|----------|----------------|-----------|
|  |  | Derivatives | Other types of products | Issue of a derivative | 3      | 31 January 2025  | \$2.5684 | \$7.7100       | 7,424,400 |
|  |  | Derivatives | Other types of products | Issue of a derivative | 30,000 | 31 January 2025  | \$2.5684 | \$77,052.0000  | 7,454,400 |
|  |  | Derivatives | Other types of products | Issue of a derivative | 43,000 | 11 November 2026 | \$2.5677 | \$110,411.1000 | 7,497,400 |

End

Note:

J.P. Morgan Securities PLC is an exempt principal trader connected with the Potential Offeror.

Dealings were made for its own account.

J.P. Morgan Securities PLC is ultimately owned by JPMorgan Chase & Co..