

5 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	4 December 2024	Derivatives	Other types of products	Issue of a derivative	3	31 January 2025	\$2.4927	\$7.4800	7,449,822
		Derivatives	Other types of products	Issue of a derivative	13,500	31 January 2025	\$2.4927	\$33,651.4500	7,463,322
		Derivatives	Other types of products	Issue of a derivative	4,497	31 January 2025	\$2.4927	\$11,209.6700	7,467,819
		Derivatives	Other types of products	Issue of a derivative	3	31 January 2025	\$2.4927	\$7.4800	7,467,822

		Derivatives	Other types of products	Issue of a derivative	3	31 January 2025	\$2.4927	\$7.4800	7,467,825
		Derivatives	Other types of products	Issue of a derivative	1,500	31 January 2025	\$2.4927	\$3,739.0500	7,469,325
		Derivatives	Other types of products	Closing out of a derivative contract	145,000	29 December 2025	\$2.4916	\$361,282.0000	7,614,325

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..