

11 February 2025

Possible mandatory 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 | Nature of dealings | Purchase / Sale | Total number of shares involved | Total amount paid / received | Highest (H) prices paid / received | Lowest (L) prices paid / received |
|--------|------------------|------------------------------------|--|-----------------|---------------------------------|------------------------------|------------------------------------|-----------------------------------|
| UBS AG | 10 February 2025 | Ordinary shares | Hedging of Delta 1 products created as a result of wholly unsolicited client-driven orders | Purchase | 12,000 | \$20,400.0000 | \$1.7000 | \$1.7000 |
| | | Ordinary shares | Hedging of Delta 1 products created as a result of wholly unsolicited client-driven orders | Sale | 22,500 | \$38,155.0050 | \$1.6958 | \$1.6958 |

End

Note:

UBS AG is an exempt principal trader connected with the Offeror.

Dealings were made for its own account.

UBS AG is ultimately owned by UBS Group AG.