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MOS HOUSE GROUP LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 1653)

SUPPLEMENTAL ANNOUNCEMENT RELATING TO THE DISCLOSEABLE AND CONNECTED TRANSACTION ACQUISITION OF SALE SHARES AND SALE DEBT OF THE TARGET COMPANY

Reference is made to the announcement of the Company dated 3 February 2021 (the “**3 February Announcement**”) in relation to the discloseable and connected transaction concerning the acquisition of Sale Shares and Sale Debt of the Target Company. Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the 3 February Announcement.

The Company wishes to inform the Shareholders that based on information provided by the Vendors, the Property was acquired by the Target Company in 2011 at a consideration of HK\$22,936,000 plus incidental expenses such as legal cost, stamp duty and other miscellaneous costs in the aggregate sum of approximately HK\$1 million.

The Company further wishes to inform the Shareholders that in the event of any recovery of the economy, whether the Company will continue to rent out the Property or to sell it will depend on, among other factors, timing and extent of the economic recovery, the then market price of the Property, interest rate, whether the prevailing rate of return generated from the rental income outperforms or underperforms the retail business of the Group, and whether there are attractive acquisition targets available for reasonable prices at the relevant time.

After Completion, the Company will closely monitor the property market, the interest rate, the economic conditions of the regions in which the Group has business and the availability of any potential acquisition target to determine the course of action concerning the Property and the use of Net Proceeds which will be in the best interest of the Shareholders.

An announcement will be made if there is any further change to the use of Net Proceeds.

By order of the Board
MOS HOUSE GROUP LIMITED
Simon Tso
Chairman

Hong Kong, 19 February 2021

As at the date of this announcement, the Board comprises of two executive Directors, namely Mr. Simon Tso and Ms. Tsui To Fei and three independent non-executive Directors, namely Mr. Ho Wing Tim, Mr. Ng Wang To and Ms. Law Chui Yuk.