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China Cultural Tourism and Agriculture Group Limited

中國文旅農業集團有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 542)

VOLUNTARY ANNOUNCEMENT BUSINESS UPDATES

The board (the “**Board**”) of directors (the “**Directors**”) of China Cultural Tourism and Agriculture Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) would like to provide the shareholders and potential investors of the Company with the latest business development of the Group.

The Group has four property projects under development, namely German City project located in Hengqin, Fuyuan Junting project located in Chengdu, Fuyuan Square project located in Doumen, and Taishan project located in Taishan City.

The Board is pleased to inform its shareholders and potential investors that, following the commencement of the presale in the fourth quarter of 2019, the sales process for one of the Group’s flagship project, German City, is expected to be substantially completed by the end of 2025, subject to completion of the construction work of the project.

The Group has recently entered into a sale and purchase agreement with an independent third party for a bulk sale of 12 buildings in German City at the total contract price of approximately RMB550 million. This transaction is expected to be completed by the end of 2025.

This transaction represents a significant sales milestone for the Group. The sale proceeds are expected to significantly enhance the Group’s cash flow, strengthen its balance sheet, and positively impact its overall financial performance. It also demonstrates the Group’s capability in developing and realizing large-scale integrated projects.

As at the date of this announcement, the aforesaid sale of German City properties has not yet been completed. The Company will further update the shareholders and potential investors should there be any material change of circumstances.

By Order of the Board
China Cultural Tourism and Agriculture Group Limited
YANG Lijun
Chairman

Hong Kong, 16 September 2025

As at the date of this announcement, the Board comprises Mr. YANG Lijun (Chairman) and Mr. TAM Ka Wai being the executive Directors, Mr. WONG Yuk Lun, Alan being the non-executive Director; and Ms. CHAN Hoi Ling, Ms. TSUI Wai Ting Rosalie and Mr. TSANG Ho Pong being the independent non-executive Directors.