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**China Boton Group Company Limited**  
**中國波頓集團有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 3318)**

**SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO  
THE ACQUISITION OF PROPERTY**

Reference is made to the announcement of China Boton Group Company Limited (the “**Company**”) dated 11 October 2021 (the “**Announcement**”) in relation to the acquisition of a property (the “**Property**”) at the consideration of HK\$156,335,000 (the “**Acquisition**”). Terms used herein shall have the same meanings as defined in the Announcement unless otherwise stated herein. This announcement is made to provide more information in relation to the Acquisition.

**VALUE OF THE PROPERTY**

The Consideration of the Property is HK\$156,335,000, which is also the book value of the Property.

**SUPPLEMENTAL INFORMATION OF THE VENDOR**

The Vendor is a wholly owned subsidiary of Billion Real Estate Holdings Limited, which is owned as to 45% by Suen Tat Holdings Limited (“**Suen Tat**”), as to 20% by Future Billion International Limited (“**Future Billion**”), as to 18% by Profit Creative Development Limited (“**Profit Creative**”), as to 11% by Well Sunny Development Limited (“**Well Sunny**”) and as to 6% by Art Wise Asia Limited (“**Art Wise**”). Suen Tat, Future Billion, Profit Creative and Art Wise are companies incorporated in Hong Kong with limited liability while Well Sunny is a company incorporated in the British Virgin Islands with limited liability. Accordingly, the Purchaser conducted Hong Kong company searches on Suen Tat, Future Billion, Profit Creative and Art Wise.

To the best knowledge, information and belief of the Directors, having made all reasonable enquiries, Suen Tat, Future Billion, Profit Creative and Art Wise are ultimately owned by 16 individual shareholders. In particular, (i) Mr. Yu Cheuk Yi is the only ultimate beneficial owner holding 54% shares in the Vendor; and (ii) the remaining 15 ultimate beneficial owners, each of whom ultimately owns less than 9% shares in the Vendor.

To the best knowledge, information and belief of the Directors, having made all reasonable enquiries, the Vendor and its ultimate beneficial owners do not have any past or present relationships with the Company and its connected persons.

Save as disclosed herein, all other information as set out in the Announcement remains unchanged and shall continue to be valid for all purposes. This announcement is supplemental to and should be read in conjunction with the Announcement.

By Order of the Board  
**China Boton Group Company Limited**  
**Wang Ming Fan**  
*Chairman*

Hong Kong, 19 October 2021

*As at the date of this announcement, the executive directors are Mr. Wang Ming Fan, Mr. Li Qing Long and Mr. Yang Ying Chun. The independent non-executive directors are Mr. Ng Kwun Wan, Mr. Leung Wai Man, Roger, and Mr. Zhou Xiao Xiong.*