

THE STOCK EXCHANGE OF HONG KONG LIMITED

(A wholly-owned subsidiary of Hong Kong Exchanges and Clearing Limited)

REGULATORY FORMS

FORMS RELATING TO LISTING

FORM G

GEM

COMPANY INFORMATION SHEET

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this information sheet, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this information sheet.

Company name: Modern Living Investments Holdings Limited (雅居投資控股有限公司)

Stock code (ordinary shares): 08426

This information sheet contains certain particulars concerning the above company (the “Company”) which is listed on GEM of The Stock Exchange of Hong Kong Limited (the “Exchange”). These particulars are provided for the purpose of giving information to the public with regard to the Company in compliance with the Rules Governing the Listing of Securities on GEM of The Stock Exchange of Hong Kong Limited (the “GEM Listing Rules”). They will be displayed at the Exchange’s website on the internet. This information sheet does not purport to be a complete summary of information relevant to the Company and/or its securities.

The information in this sheet was updated as of 1 September 2026

A. General

Place of incorporation: Cayman Islands

Date of initial listing on GEM: 10 November 2017

Name of Sponsor(s): Ballas Capital Limited

THE STOCK EXCHANGE OF HONG KONG LIMITED*(A wholly-owned subsidiary of Hong Kong Exchanges and Clearing Limited)*

Names of directors:

(please distinguish the status of the directors - Executive, Non-Executive or Independent Non-Executive)

Executive Directors:

Ir Dr. Pang Yat Bond, Derrick *JP*

Mr. Pang Yat Ting, Dominic

Mr. Ho Chu Ming

Mr. Ng Fuk Wah

Mr. Xu Jianhua, Jerry

Mr. Chan Lok Ming

Ms. Chan Yuen Sze

Independent non-executive Directors:

Mr. Ng Kee Fat Ronny

Mr. Wong Bay

Mr. Yu Cheeric

Ms. Fung Nancy Ruth

THE STOCK EXCHANGE OF HONG KONG LIMITED*(A wholly-owned subsidiary of Hong Kong Exchanges and Clearing Limited)*

Name(s) of substantial shareholder(s):
(as such term is defined in rule 1.01 of
the GEM Listing Rules) and their
respective interests in the ordinary
shares and other securities of the
Company

Name	Capacity/ Nature of interest	Number of Shares held	Percentage of interests in the Company
Chun Wo Overseas Holdings Limited ("Chun Wo Overseas") (Note 1)	Beneficial Owner	519,649,500 (long position)	64.95%
Asia Allied Infrastructure Holdings Limited ("AAI") (Note 1)	Interest in controlled corporation	519,649,500 (long position)	64.95%
GT Winners Limited ("GT Winners") (Note 1)	Interest in controlled corporation	519,649,500 (long position)	64.95%
Mr. Pang Yat Ting, Dominic (Note 1)	Interest in controlled corporation	519,649,500 (long position)	64.95%
Madam Li Wai Hang, Christina (Note 1)	Interest in controlled corporation	519,649,500 (long position)	64.95%
R5A Group Limited (Note 2)	Beneficial Owner	80,000,000 (long position)	10.00%
Ms. Tam Mo Kit (Note 2)	Interest in controlled corporation	80,000,000 (long position)	10.00%
Mr. Ng Fuk Wah (Note 3)	Interest of spouse	80,000,000 (long position)	10.00%

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Note 1: Chun Wo Overseas is a direct wholly-owned subsidiary of AAI, which is owned as at approximately 55.05% by GT Winners, which is owned as to 45% by Mr. Pang Yat Ting, Dominic and 45% by Madam Li Wai Hang, Christina. By virtue of the Securities and Futures Ordinance (the “SFO”), each of AAI, GT Winners, Mr. Pang Yat Ting, Dominic and Madam Li Wai Hang, Christina was deemed to be interested in the 519,649,500 Shares held by Chun Wo Overseas.

Note 2: R5A Group Limited is the registered owner of 80,000,000 Shares, representing 10.00% of the Company’s issued share capital. It is ultimately owned as to 55.34% by Ms. Tam Mo Kit, 16.40% by Mr. Sung Alfred Lee Ming, 14.07% by Mr. Ho Chu Ming, 12.91% by Mr. Tang Kong Fuk and 1.28% by Mr. Ho Tik Wai. Therefore, Ms. Tam Mo Kit is deemed to be interested in all the shares held by R5A Group Limited for the purposes of the SFO.

Note 3: Mr. Ng Fuk Wah is the spouse of Ms. Tam Mo Kit. Under the SFO, Mr. Ng Fuk Wah is deemed to be interested in the same number of shares in which Ms. Tam Mo Kit is interested.

Name(s) of company(ies) listed on GEM or the Main Board of the Stock Exchange within the same group as the Company:

Asia Allied Infrastructure Holdings Limited (stock code: 00711)

Financial year end date:

31 December

Registered address:

Windward 3
Regatta Office Park
PO Box 1350
Grand Cayman KY1-1108
Cayman Islands

Head office and principal place of business:

10/F., 9 Po Lun Street, Lai Chi Kok, Kowloon, Hong Kong

Web-site address (if applicable):

www.modernliving.com.hk

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Share registrar: Principal share registrar and transfer office in the Cayman Islands:
 Ocorian Trust (Cayman) Limited
 Windward 3, Regatta Office Park
 PO Box 1350
 Grand Cayman KY1-1108
 Cayman Islands

Hong Kong branch share registrar:
 Tricor Investor Services Limited
 17th Floor, Far East Finance Centre
 16 Harcourt Road
 Hong Kong

Auditors: PricewaterhouseCoopers
 Certified Public Accountants and Registered PIE Auditor
 22nd Floor, Prince's Building
 Central
 Hong Kong

B. Business activities

(Please insert here a brief description of the business activities undertaken by the Company and its subsidiaries.)

The principal business of the Company and its subsidiaries is to provide property management services in Hong Kong, with a primary focus on public housing.

C. Ordinary shares

Number of ordinary shares in issue: 800,000,000

Par value of ordinary shares in issue: HK\$0.01 each

Board lot size (in number of shares): 10,000

Name of other stock exchange(s) on which ordinary shares are also listed: N/A

D. Warrants

Stock code: N/A

Board lot size: N/A

Expiry date: N/A

Exercise price: N/A

Conversion ratio: N/A
(Not applicable if the warrant is denominated in dollar value of conversion right)

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No. of warrants outstanding: N/A

No. of shares falling to be issued upon the exercise of outstanding warrants: N/A

E. Other securities

Details of any other securities in issue.

(i.e. other than the ordinary shares described in C above and warrants described in D above but including options granted to executives and/or employees).

(Please include details of stock code if listed on GEM or the Main Board or the name of any other stock exchange(s) on which such securities are listed).

If there are any debt securities in issue that are guaranteed, please indicate name of guarantor.

N/A

Responsibility statement

The directors of the Company (the “Directors”) as at the date hereof hereby collectively and individually accept full responsibility for the accuracy of the information contained in this information sheet (“the Information”) and confirm, having made all reasonable inquiries, that to the best of their knowledge and belief the Information is accurate and complete in all material respects and not misleading or deceptive and that there are no other matters the omission of which would make any Information inaccurate or misleading.

The Directors also collectively and individually accept full responsibility for submitting a revised information sheet, as soon as reasonably practicable after any particulars on the form previously published cease to be accurate.

The Directors acknowledge that the Stock Exchange has no responsibility whatsoever with regard to the Information and undertake to indemnify the Exchange against all liability incurred and all losses suffered by the Exchange in connection with or relating to the Information.

Submitted by: WONG CHI YIN
(Name)

Title: Company Secretary
(Director, secretary or other duly authorised officer)

NOTE

Pursuant to rule 17.52 of the GEM Listing Rules, the Company must submit to the Exchange (in the electronic format specified by the Exchange from time to time) for publication on the Exchange’s website a revised information sheet as soon as reasonably practicable after any particulars on the form previously published cease to be accurate.