

**PAVILLON HOLDINGS LTD.**

(Company Registration No. 199905141N)

(Incorporated in the Republic of Singapore)

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**ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL**

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The Board of Directors of Pavillon Holdings Ltd. (the “**Company**”, and together with its subsidiaries, the “**Group**”) wishes to announce the following transactions by the Group that occurred during the first half of the period ended 30 June 2025 pursuant to Rule 706A of the Listing Manual of Singapore Exchange Securities Trading Limited:

**1. Incorporation of New Development Properties Pte. Ltd.**

The Company had incorporated a wholly-owned subsidiary in Singapore known as “New Development Properties Pte. Ltd.” with issued and paid-up share capital of SGD1.00.

Principal activities of New Development Properties Pte. Ltd. are those related to real estate development.

**2. Incorporation of Mist Valley Pte. Ltd.**

The Company’s wholly-owned subsidiary, Pavillon Global Pte. Ltd. had incorporated a wholly-owned subsidiary in Singapore known as “Mist Valley Pte. Ltd.” with issued and paid-up share capital of SGD10,000.00.

Principal activities of Mist Valley Pte. Ltd. are those of investment holding company and wholesale of coffee, cocoa and tea.

**3. Establishment of Shanghai Yiwen Information and Technology Co., Ltd. Branch Office: Yunnan Nujiang**

The Company’s indirect wholly-owned subsidiary, Shanghai Yiwen Information and Technology Co., Ltd. had established a Branch office in Republic of China known as “Shanghai Yiwen Information and Technology Co., Ltd. Branch Office: Yunnan Nujiang”.

Principal activities of Shanghai Yiwen Information and Technology Co., Ltd. Branch Office: Yunnan Nujiang are those of investment holding company and wholesale of coffee, tea, and related products.

**4. Incorporation of Nujiang Geisha Coffee Estate Co, Ltd**

The Company’s indirect wholly-owned subsidiary, Shanghai Yiwen Information and Technology Co., Ltd. had incorporated a wholly-owned subsidiary in Republic of China known as “Nujiang Geisha Coffee Estate Co, Ltd” with issued and paid-up share capital of RMB1,000,000.00.

Principal activities of Nujiang Geisha Coffee Estate Co, Ltd are those of wholesale of coffee, tea, and related products.

**5. Incorporation of Nujiang Snow Mountain Coffee Industrial Park Co, Ltd**

The Company's indirect wholly-owned subsidiary, Shanghai Yiwen Information and Technology Co., Ltd. had incorporated a wholly-owned subsidiary in Republic of China known as "Nujiang Snow Mountain Coffee Industrial Park Co, Ltd" with issued and paid-up share capital of RMB1,000,000.00.

Principal activities of Nujiang Snow Mountain Coffee Industrial Park Co, Ltd are those of wholesale of coffee, tea, and related products.

The aforementioned transactions are not expected to have any material impact on the Group's earnings per share and net tangible asset for the financial year ending 31 December 2025.

None of the directors or substantial shareholders of the Company has any interest in the said transactions, save for their interests arising by way of their directorships and/or direct and/or indirect shareholdings in the Company, as the case may be.

By Order of the Board

Fan Bin  
Executive Chairman  
7 August 2025