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**东胜智慧城市服务**

ORIENT VICTORY SMART URBAN SERVICES

**ORIENT VICTORY SMART URBAN SERVICES HOLDING LIMITED**

**東勝智慧城市服務控股有限公司**

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

**(Stock Code: 265)**

**FURTHER SUPPLEMENTAL ANNOUNCEMENT  
CONNECTED TRANSACTIONS  
IN RELATION TO ACQUISITION OF PROPERTIES**

References are made to the announcements of Orient Victory Smart Urban Services Holding Limited (the “**Company**”) dated 20 January 2022, 21 January 2022 and 2 January 2024 in relation to acquisition of properties (collectively the “**Announcements**”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as defined in the Announcements.

The Company wishes to announce that it has been notified by the Vendor that the new delivery date of the Properties will be on or before 31 December 2024 (the “**New Delivery Date**”). After due consideration by the Board and after obtaining legal advice from the Company’s PRC legal advisers, the Company has agreed to the New Delivery Date. In determining whether the Company should carry on performing the Agreements, the Board has considered the following factors:

- (a) according to the assessment report issued by an independent valuer appointed by the Company, with reference to the recent market trends and statistics, it is anticipated that the Properties will be subject to a rental growth rate of 3% and a trend that the occupancy rate is on a rise in the next three years;
- (b) according to the valuation report issued by an independent valuer appointed by the Company, the market sentiments of the subject area of which the Properties form part have remained steady and there is no material factors which may cause significant fluctuations in the market prices of the Properties; and

(c) the Acquisition relates to the principal business of the Group.

In view of the above, despite the delay in completion of the Acquisition, the Board is of the view that carrying on performing the Agreements is in the interest of the Company and its shareholders as a whole. The Company will make further announcement as and when required.

By order of the Board  
**Orient Victory Smart Urban Services Holding Limited**  
**Shi Baodong**  
*Chairman, Chief Executive Officer and Executive Director*

Hong Kong, 29 February 2024

*As at the date of this announcement, the Board comprises three executive Directors, being Mr. Shi Baodong, Mr. Zhao Huining and Mr. Mo Yueming, one non-executive Director, being Ms. Chang Meiqi, and three independent non-executive Directors, being Mr. Dong Xiaojie, Mr. He Qi and Mr. Swei Feng-jih.*