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Star Group Asia Limited
星星集團亞洲有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 1560)

**SUPPLEMENTAL ANNOUNCEMENT
OF MAJOR TRANSACTION IN RELATION TO
DISPOSAL OF PROPERTIES
AND
DISCLOSEABLE TRANSACTION IN RELATION TO
LEASEBACK ARRANGEMENT**

Reference is made to the announcement of Star Group Asia Limited (the “**Company**”) dated 22 January 2026 in relation to the disposal of the Properties (the “**Announcement**”). Unless the context otherwise requires, capitalized terms in this announcement shall have the same meanings as defined in the Announcement.

This announcement is made to provide supplemental information in relation to the classification of the leaseback arrangement and according to Rule 14.58(8) of listing rule to disclose in the announcement, among others, a statement that the directors believe that the terms of the transaction are fair and reasonable and in the interest of the shareholders as a whole.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios calculated pursuant to Rule 14.07 of the Listing Rules in respect of the Leaseback Arrangement exceeds 5%, but all of applicable percentage ratios are less than 25%, the Leaseback Arrangement constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules and subject to the reporting and announcement requirement but is exempt from circular and Shareholders’ approval requirements under Chapter 14 of the Listing Rules.

REASONS FOR THE BENEFITS OF THE DISPOSAL AND LEASEBACK ARRANGEMENT

Based on the reasons for the benefit of the Disposal and Leaseback Arrangement mentioned in the Announcement, the Board considers that the terms of the Agreement and Leaseback Arrangement (including the Consideration) are on normal commercial terms and are fair and reasonable, and the entering into of the Agreement by the Vendor is in the interests of the Company and the Shareholders as a whole.

This announcement is supplemental to and should be read in conjunction with the Announcement. Save as specified herein, the above supplemental information does not affect other information and contents set out in the Announcement.

For and on behalf of the Board

Star Group Asia Limited

Chan Man Fai Joe

Chairman

Hong Kong, 27 January 2026

As at the date of this announcement, the Board comprises two executive Directors, namely Mr. Chan Man Fai Joe (Chairman and chief executive officer) and Ms. Cheung Wai Shuen; two non-executive Directors, namely Mr. Tsui Wing Tak and Mr. Yim Kwok Man; and three independent non-executive Directors, namely Dr. Wong Wai Kong, Mr. Lee Chung Ming Eric and Ms. Chan Wah Man Carman.