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)

VOLUNTARY ANNOUNCEMENT
SETTLEMENT DEED IN RELATION TO
THE VOLUNTARY SURRENDER OF PROPERTIES

This announcement is made by Star Group Asia Limited (the "**Company**", together with its subsidiaries, the "Group") on a voluntary basis.

On June 26, 2026, the Company and its subsidiary, Spring Moon Investments Limited ("SMI"), entered into a settlement agreement (the "Settlement Deed") with Shanghai Commercial Bank Limited (the "Bank").

Pursuant to the Settlement Deed, the parties have mutually agreed to the voluntary surrender of certain properties (the "Properties") held by the SMI and are subject to a first legal charge created in favour of the Bank as security for the SCB loan, to the Bank as part of settlement of the outstanding loan facility granted by the Bank to the Group (the "SCB Loan"). The Properties to be voluntarily surrendered under the Settlement Deed are located at The Rainbow, #22 Wan Yip Street South, Yuen Long, which comprise:

- 19 Car parking spaces on 1st Floor of The Rainbow
- 8 Office Units on 3rd, 5th, 9th and 10th Floor of The Rainbow
- The shops of entire ground floor of The Rainbow.

The Board of Director of The Company (the "Board) is of the opinion that the Settlement Deed is amicable commercial arrangement between Group and the Bank and does not involve any default on the part of the Group under the SCB loan and no statutory demand has been received by the Group from the Bank. The Settlement Deed optimize the Group's balance sheet and manage its debt profile. It will also reduce the interest costs borne by the Company, which will in turn improve the performance of the Company. The Directors believe that the terms of the Settlement Deed are fair and reasonable, entered into on normal commercial terms after arm's length negotiations, and are in the best interest of the Company and its shareholders as a whole.

As the Properties are categorized as inventory of the Group, the voluntary surrender of the Properties under the Settlement Deed is of a revenue nature and constitutes a normal settlement of a loan in the ordinary and usual course of business of the Group. Accordingly, the Board is of the view that the transactions contemplated under the Settlement Deed do not constitute a "transaction" as defined under Rule 14.04(1) of the Listing Rules and therefore were not treated as a notifiable transaction under Chapter 14 of the Listing Rules.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

For and on behalf of the Board
Star Group Asia Limited
Chan Man Fai Joe
Chairman

Hong Kong, July 17, 2026

As at the date of this announcement, the Board comprises three executive Directors, namely Mr. Chan Man Fai Joe (Chairman and chief executive officer), Ms. Cheung Wai Shuen and Mr. Lee Lap Yan Philip; a non-executive Director, namely Mr. Tsui Wing Tak; and two independent non-executive Directors, namely Mr. Leung Ka Tin and Mr. Mong Cheuk Wai.