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Pacific Century  
Premium Developments  
盈科大衍地產發展

**PACIFIC CENTURY PREMIUM DEVELOPMENTS LIMITED**

盈科大衍地產發展有限公司\*  
(Incorporated in Bermuda with limited liability)  
(Stock Code: 00432)

**OFFER RECEIVED TO ACQUIRE THE COMPANY'S SUBSIDIARY**

The Board of Directors (the “**Board**”) of Pacific Century Premium Developments Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) is pleased to announce that on 13 February 2026, the Company received an offer from an independent third party to acquire Rafflesia Investment Limited, an indirect wholly-owned subsidiary of the Company, at a consideration of US\$400 million (the “**Offer**”). Rafflesia Investment Limited owns Pacific Century Place, Jakarta, a premium commercial building in Jakarta, Indonesia.

The Company is in advanced negotiations on the terms of the Offer. The Board wishes to emphasise that a transaction in connection with the Offer may or may not proceed, and any transaction pursuant to the Offer will be subject to approval by shareholders of the Company in general meeting in accordance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”). As such, shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

The Company will make further announcement(s) in accordance with the Listing Rules if and when required.

This announcement is made pursuant to Rule 13.09(2) of the Listing Rules and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

By Order of the Board  
**Pacific Century Premium Developments Limited**  
**Cheung Kwok Kuen Alan**  
*General Counsel and Company Secretary*

Hong Kong, 13 February 2026

As at the date of this announcement, the directors of the Company are as follows:

***Executive Directors:***

Li Tzar Kai, Richard; and Benjamin Lam Yu Yee (Deputy Chairman and Group Managing Director)

***Non-Executive Director:***

Dr Allan Zeman, GBM, GBS, JP

***Independent Non-Executive Directors:***

Prof Wong Yue Chim, Richard, SBS, JP (Independent Non-Executive Chairman); Chiang Yun; and Dr Vince Feng

\* *For identification only*