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周大福創建有限公司
CTF Services Limited

(incorporated in Bermuda with limited liability)
(stock code: 00659)

ANNOUNCEMENT

ADJUSTMENTS TO THE EXERCISE PRICES AND THE NUMBER OF OUTSTANDING SHARE OPTIONS

References are made to (i) the announcements of CTF Services Limited (the "**Company**") dated 23 November 2021 and 29 September 2025 in relation to, amongst others, the adoption of the 2021 share option scheme (the "**Share Option Scheme**") and its amendments; (ii) the announcements of the Company dated 24 January 2025 and 19 January 2026 in relation to the grant of share options (the "**Share Options**"); (iii) the circular of the Company dated 20 October 2026 (the "**Circular**") and the poll results announcement of the Company dated 17 November 2026 (the "**Poll Results Announcement**") in relation to, amongst others, the bonus issue of ordinary shares in the Company; and (iv) the announcements of the Company dated 24 November 2025 and 23 December 2025 in relation to, amongst others, adjustments to the exercise price and the number of outstanding Share Options.

Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Circular.

As disclosed in the Circular and the Poll Results Announcement, the Shareholders approved the issue of Bonus Shares by the Company on the basis of one (1) Bonus Share for every ten (10) Shares held by the Qualifying Shareholders whose names appear on the register of members of the Company on 23 November 2026 (the "**Bonus Issue**").

Pursuant to the terms of the Share Option Scheme and the Listing Rules, the following adjustments to the exercise prices and the number of outstanding Share Options (the "**Share Option Adjustments"**) will take effect from 24 November 2026 as a result of the Bonus Issue:

Date of grant	Before adjustments		After adjustments	
	Exercise price per Share	**Number of outstanding Share Options as at 20 November 2026**	**Exercise price per Share**	**Maximum number of outstanding Share Options after adjustment**
	HK$		*HK$*	
24 January 2025	6.784	98,821,217	6.167	108,703,338
19 January 2026	8.390	111,819,700	7.627	123,001,670

The Company confirms that, during the period from 20 November 2026 to 23 November 2026 (both days inclusive), no Share Options will be exercised, lapse or be cancelled, and there will otherwise be no change in the number of outstanding Share Options.

Save for the Share Option Adjustments, all other terms and conditions of the outstanding Share Options granted under the Share Option Scheme remain unchanged. Separate notification regarding the Share Option Adjustments will be sent to each holder of the outstanding Share Options.

The Company's independent financial adviser, Ballas Capital Limited, has confirmed in writing that the Share Option Adjustments are fair and reasonable and are in compliance with the requirements set out in the terms of the Share Option Scheme, Rule 17.03(13) of the Listing Rules and Appendix 1 to the Frequently Asked Questions on Share Schemes (FAQ13 – No. 1-20) published by the Hong Kong Stock Exchange.

An application will be made by the Company to the Hong Kong Stock Exchange for the listing of, and permission to deal in, the additional Shares which may be issued upon exercise of the Share Options as a result of the Share Option Adjustments.

By Order of the Board
CTF Services Limited
Dr. Cheng Kar Shun, Henry
Chairman

Hong Kong, 20 November 2026

As at the date of this announcement, (a) the executive directors of the Company are Dr. Cheng Kar Shun, Henry, Mr. Cheng Chi Ming, Brian, Mr. Ho Gilbert Chi Hang, Mr. Lam Jim and Mr. Cheng Chi Leong, Christopher; (b) the non-executive directors of the Company are Mr. William Junior Guilherme Doo (alternate director to Mr. William Junior Guilherme Doo: Mr. Lam Wai Hon, Patrick) and Mr. Tsang On Yip, Patrick; and (c) the independent non-executive directors of the Company are Mr. Shek Lai Him, Abraham, Mr. Lee Yiu Kwong, Alan, Mrs. Oei Wai Chi Grace Fung, Mr. Wong Kwai Huen, Albert, Professor Chan Ka Keung, Ceajer and Ms. Ng Yuen Ting, Yolanda.