JNBY Design Limited
江南布衣有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 3306)

VOLUNTARY ANNOUNCEMENT
POTENTIAL ACQUISITION OF LAND USE RIGHT

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

The Company has been conducting a comprehensive review of its operations and due to the continuous growth of the Group's business needs, it intends to construct a new modern park integrating digital research and development ("**R&D**") and intelligent warehousing and operation and acquire the land use right of a parcel of land in Hangzhou city, the People's Republic of China through a land bidding process.

To this effect, the Company is pleased to announce that it intends to submit a bid to the Hangzhou Urban Planning and Natural Resources Bureau (杭州市規劃和自然資源局) for a parcel of land in Xihu district in Hangzhou city (plot number XH120405-20), which has a total area of 203,308 square meter and can be used for industrial purpose for a term of 50 years. The starting bid price of the land use right of the target land is approximately RMB281.2 million. The bidding process takes place on the Zhejiang Natural Resources Intelligent Trading Services Platform (浙江省自然資源智慧交易服務平台) and is expected to end on or about 30 June 2025.

The Company expects such potential development of its new park will provide sufficient space for the Group to expand, and thereby fostering future business growth.

The Company's intention to enter into a bid may or may not materialize and even if the Company enters into a bid, such bid to acquire such land use right for the construction of a new digital R&D and intelligent warehousing and operation park may or may not be accepted. As of the date of this announcement, no definitive agreement has been entered by the Company regarding such intention. Should any definitive agreement be entered into, the Company will comply with the applicable laws and relevant requirements under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, where applicable.

Shareholders and potential investors of the Company should exercise caution when dealing in the securities of the Company, and if they are in any doubt about their position, they should consult their professional adviser(s).

By order of the Board
JNBY Design Limited
Wu Jian
Chairman and Executive Director

Hong Kong, 5 June 2025

As at the date of this announcement, Mr. Wu Jian, Ms. Li Lin and Ms. Wu Huating are the executive directors of the Company; Mr. Wei Zhe is the non-executive director of the Company; and Mr. Lam Yiu Por, Ms. Han Min and Mr. Hu Huanxin are the independent non-executive directors of the Company.