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**Unity Group Holdings International Limited**  
**知行集團控股國際有限公司**

*(incorporated in the Cayman Islands with limited liability)*  
**(Stock Code: 1539)**

**VOLUNTARY ANNOUNCEMENT**

**KEY PERFORMANCE TARGETS OF NOT LESS THAN  
800,000 LED LIGHTS WITH ESTIMATED HKD 1 BILLION  
CONTRACT VALUE FOR THE MALAYSIA PROJECT  
BY 31 DECEMBER 2023 SET BY  
MALAYSIAN STATE GOVERNMENT AGENCY**

The board (the “**Board**”) of directors (the “**Directors**”, each a “**Director**”) of Unity Group Holdings International Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) is pleased to announce on a voluntary basis regarding the latest business development of the Company.

Reference is made to the announcements of the Company dated 17 February 2022, 13 July 2022 and 21 April 2023 (the “**Announcements**”) in relation to the collaboration with Malaysian state government agency to achieve green initiatives (the “**Project**”). Unless otherwise stated, capitalised terms used herein shall have the same meanings as those defined in the Announcements.

**KEY PERFORMANCE TARGETS OF THE PROJECT SET BY LPHS**

On 4 September 2023, the Group and Lembaga Perumahan Dan Hartanah Selangor (“**LPHS**”), the Malaysian state government agency responsible for the planning and management of real estate development in Selangor, have entered into a collaboration agreement (the “**LPHS Agreement**”) with the aim to accelerate the Project and accomplish the goal of the Project earlier. The parties entered into the LPHS Agreement in Hong Kong, with the presence of the Honorary (YB) Madam Rodziah Ismail, member of parliament for Ampang, and Dato’ TPr Dr. Juhari Bin Ahmad, executive director of LPHS.

According to the LPHS Agreement, LPHS will impose key performance targets (“**KPI**”) to the twelve Commissioner of Buildings (“**COB**”) under the management of LPHS, which manages approximately 8,000 condominiums in Selangor. The Group will provide necessary support to respective COB to achieve such KPI.

In accordance to the LPHS Agreement, the aggregate KPI for COB is set out in two tiers:

**Tier 1:** condominiums under their management contribute more than 800,000 LED lights (being 10% of estimated total number of lights of condominiums under their management) to the Project by 31 December 2023.

**Tier 2:** condominiums under their management contribute more than 1,600,000 LED lights (being 20% of estimated total number of lights of condominiums under their management) to the Project by 31 December 2023.

If Tier 1 is achieved, it is estimated that annual saving of not less than MYR60 million from not less than 115 million kWh electricity savings could be resulted, which is equivalent to a reduction of over 80,000 tons of CO<sub>2</sub> emission per year. If achieved, this could bring an estimated total contract value of RM600 million (equivalent to approximately HKD 1 billion) to the Group.

If Tier 2 is achieved, it is estimated that annual saving of not less than MYR120 million from not less than 230 million kWh electricity savings, which is equivalent to a reduction of over 160,000 tons of CO<sub>2</sub> emission per year. If achieved, this could bring an estimated total contract value of RM1,200 million (equivalent to approximately HKD 2 billion) to the Group.

With the continual support and commitment from LPHS and COB, the Group believes the deployment of the Project is entering into a next stage of rapid growth.

**Shareholders and potential investors of the Company are reminded to exercise caution when dealing in the shares of the Company.**

By Order of the Board  
**Unity Group Holdings International Limited**  
**Wong Man Fai Mansfield**  
*Chairman, Chief Executive Officer and Executive Director*

Hong Kong, 6 September 2023

*As at the date of this announcement, the executive Director is Mr. Wong Man Fai Mansfield, the non-executive Director is Mr. Tsang Sze Wai Claudius; and the independent non-executive Directors are Mr. Chung Koon Yan, Mr. Cheung Yick Hung Jackie, Dr. Wong Chi Ying Anthony and Mr. Tang Warren Louis.*

*The English version of this announcement shall prevail if there is any inconsistency or ambiguity between the contents of the English version and Chinese version of this announcement.*