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AB BUILDERS GROUP LIMITED
奧邦建築集團有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 01615)

**VOLUNTARY ANNOUNCEMENT IN RELATION TO THE
DISCLOSEABLE TRANSACTION
LIMITED PARTNERSHIP AGREEMENT**

Reference is made to the announcement of the Company dated 9 September 2022 in relation to the formation of the Investment Fund (the “**Announcement**”). Unless otherwise defined herein, capitalised terms used herein shall have the same meaning ascribed to them in the Announcement.

To the best of the Directors’ knowledge, information and belief after making all reasonable enquiries, the Board wishes to provide the Shareholders and potential investors of the Company with additional information in relation to the Investment Fund as follows:

**THE SHARE PURCHASE AGREEMENT ENTERED INTO BY THE
INVESTMENT FUND**

The Board has been informed that on 27 September 2022 (after trading hours of the Stock Exchange), the Investment Fund and Shanghai Houcheng Enterprise Management Center (Limited Partnership)* (上海厚城企業管理中心 (有限合夥)) (the “**Vendor**”) entered into a share purchase agreement, pursuant to which the Investment Fund has agreed to acquire and the Vendor has agreed to sell not more than 1% of the equity interest of the Target at the consideration of RMB17 million (the “**Transaction**”). Upon completion of the Transaction, the Target shall be owned as to not more than 1% by the Investment Fund.

FURTHER INFORMATION OF THE GENERAL PARTNER OF THE INVESTMENT FUND

The General Partner, Leader Fund, is a limited liability company established under the laws of PRC and is directly wholly-owned by Leader Holding Co., Ltd.* (禮達控股股份有限公司). Leader Holding Co., Ltd. is a company established under the laws of Macau, the ultimate beneficial owner of which includes Mr. Ma Zhi Da and his family associate, Ms. Ngan who own a number of enterprises and have extensive experience in investment and corporate management in various industries including cultural, finance and infrastructure and construction. Based on information provided by the General Partner, as at 31 December 2021, Leader Fund has led or participated in more than 10 investment projects with total assets under management over RMB100 million, with no less than 30 investors. Leader Fund primarily focuses its investment in projects in the Guangdong-Hong Kong-Macau Greater Bay Area, cultural and creative related projects and technology related projects, advanced manufacturing and new materials development. Save as disclosed, none of the other ultimate beneficial owners of the General Partner holds significant interest of the General Partner.

The Company intended to acquire the shares in the Target through the Investment Fund, primarily due to the fact that (i) the Target preferred to streamline its shareholding structure such that the general partners of the investment funds would take part in managing and communicating with the new investors, thus reducing the time and workload by them, (ii) the Company did not have direct access to the Vendor, and (iii) the Company preferred to have the General Partner to handle and advise on the investment. As such, the Investment Fund had been formed for the purpose of investing in the Target instead of a direct investment.

By order of the Board of
AB Builders Group Limited
Lao Chio Seng
Chairman and executive Director

Macau, 27 September 2022

As at the date of this announcement, the Board comprises five executive Directors, namely Mr. Lao Chio Seng, Ms. Lao Chao U, Mr. Roberto Gnanavelu, Mr. Cheang Iek Wai and Mr. Ip Kin Wa; and three independent non-executive Directors, namely Mr. Chu Yat Pang Terry, Mr. O'Yang Wiley and Mr. Choy Wai Shek, Raymond, MH, JP.

* *For identification purpose only*