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IBI Group Holdings Limited

(incorporated in the Cayman Islands with limited liability)

(Stock code: 1547)

CHANGE OF INDEPENDENT NON-EXECUTIVE DIRECTOR AND COMPOSITION OF BOARD COMMITTEES

STEPPING DOWN OF INDEPENDENT NON-EXECUTIVE DIRECTOR

The board (the “**Board**”) of directors (the “**Directors**”) of IBI Group Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) hereby announces that Mr. Richard Gareth Williams (“**Mr. Williams**”) has stepped down as an independent non-executive Director, a member of audit committee of the Company (the “**Audit Committee**”), a member of remuneration committee of the Company (the “**Remuneration Committee**”) and a member of nomination committee of the Company (the “**Nomination Committee**”) with effect from 4 October 2021 as he would like to devote more time to his other personal commitments.

Mr. Williams has confirmed that he has no disagreement with the Company and there are no circumstances relating to his stepping down which need to be brought to the attention of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and the shareholders of the Company (the “**Shareholders**”).

Taking this opportunity, the Board would like to express its appreciation and gratitude to Mr. Williams for his contributions and services to the Company during his terms of services.

APPOINTMENT OF INDEPENDENT NON-EXECUTIVE DIRECTOR

The Board further announces that Mr. Martin Woods (“**Mr. Woods**”) has been appointed as an independent non-executive Director, a member of the Audit Committee, a member of the Remuneration Committee and a member of the Nomination Committee with effect from 4 October 2021.

Mr. Woods, aged 60, is a member of The Royal Institution of Chartered Surveyors in United Kingdom since January 1985. Mr. Woods has over 30 years of working experience in the project management field. Mr. Woods has established JinWoods Limited in 2020 to provide business consulting, coaching and mentoring to senior professionals and companies operating in the real estate and construction sectors. From September 2007 to December

2019, Mr. Woods worked at CBRE Limited with last position as the Senior Managing Director, Asia Pacific in Global Workplace Solutions Department. From January 2003 to September 2007, he worked at Jones Lang LaSalle Limited with his last position as National Director. From January 1995 to December 2001, Mr. Woods worked at Wayfoong Property Limited (a subsidiary of The Hongkong and Shanghai Banking Corporation, a company listed on the Stock Exchange, stock code: 5) as Project Manager.

Mr. Woods has not previously entered into any service agreement with the Company. He will enter into a service agreement with the Company and will be subject to retirement by rotation and re-election at general meeting in accordance with the Articles of Association of the Company. Mr. Woods will be entitled to directors' remuneration of HK\$240,000 per annum which has been determined by the Board with reference to his duties and experience and the prevailing marketing conditions.

As at the date of this announcement, Mr. Woods did not have any interests in the shares or underlying shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong), and Mr. Woods had no relationships with any directors, senior management or substantial or controlling shareholders of the Company.

Save as disclosed above, Mr. Woods did not hold any other position in the Company or any other member of the Group, nor any directorship in any listed public companies in the last three years, and there is no information that is required to be disclosed in accordance with Rules 13.51(2)(h) to 13.51(2)(v) of the Rules Governing the Listing of Securities of the Stock Exchange, nor any other matters that need to be brought to the attention of the Shareholders in relation to his appointment as an independent non-executive Director.

The Board would like to take this opportunity to welcome Mr. Woods to the Board.

By order of the Board
IBI Group Holdings Limited
Neil David Howard
Chairman

Hong Kong, 4 October 2021

As at the date of this announcement, the executive Directors are Mr. Neil David Howard and Mr. Steven Paul Smithers; and the independent non-executive Directors are Mr. Robert Peter Andrews, Mr. David John Kennedy and Mr. Martin Woods.