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(incorporated in the Cayman Islands with limited liability)
(Stock Code: 8331)

APPOINTMENT OF EXECUTIVE DIRECTOR

The board (the “**Board**”) of directors (the “**Directors**”) of P.B. Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) announces that Mr. Huang Yongcai (“**Mr. Huang**”) has been appointed as an executive Director with effect from 23 June 2026.

The biographical details of Mr. Huang are as follows:

Mr. Huang, aged 54, graduated from Shenzhen University with a major in Industrial and Commercial Enterprise Management. Mr. Huang commenced his entrepreneurial career in 1999 in industrial manufacturing-related business, and entered the industrial property development sector in 2004, when he founded Shenzhen Beifang Yongfa Industrial Co., Ltd.* (深圳市北方永發實業有限公司). Mr. Huang is currently a shareholder of Shenzhen Beifang Yongfa Industrial Co., Ltd.* (深圳市北方永發實業有限公司) and a director of Hunan Guide Technology Co., Ltd.* (湖南貴德科技有限公司). He also serves as Executive President of the 8th Council of Shenzhen Sichuan Chamber of Commerce (深圳市四川商會), representative of the Vice President Unit of the 6th Council of Shenzhen Baoan Shajing Chamber of Commerce (深圳市寶安區沙井商會) and representative of the Executive Director Company of Shenzhen Machinery Industry Association* (深圳市機械行業協會), and served from 2018 to 2022 as Vice Chairman of the 1st Executive Committee (Council) of the Federation of Industry and Commerce (Chamber of Commerce) of Xinqiao Subdistrict, Baoan District, Shenzhen* (深圳市寶安區新橋街道工商聯(商會)). Mr. Huang has over 25 years of management experience in industrial park and property development.

Mr. Huang has entered into a service agreement with the Company for a term of one year commencing on 23 June 2026 and is subject to retirement and re-election at general meetings in accordance with the Company’s articles of association. Mr. Huang is entitled to a Director’s fee of HK\$120,000 per annum or such other sum as the Board and/or the remuneration committee of the Company may from time to time determine based on his level of responsibilities and by reference to market benchmark.

As at the date of this announcement, Mr. Huang confirmed that he (i) has not held any position with the Company or other members of the Group; (ii) did not hold directorship in any public companies the securities of which are listed on any securities market in Hong Kong or overseas in the last three years preceding the date of this announcement; (iii) does

not have any other major appointments and professional qualifications; (iv) does not have any relationship with any Directors, senior management or substantial shareholder(s) or controlling shareholder(s) (as defined in the Rules (the “**GEM Listing Rules**”) Governing the Listing of Securities on the GEM of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”)) of the Company; and (v) does not have any interest or short position in the shares, underlying shares or debentures of the Company or any of its associated corporations within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Save as disclosed above, the Board is not aware of any other matters relating to the appointment of Mr. Huang as an executive Director that need to be brought to the attention of the shareholders of the Company, and there is no other information relating to Mr. Huang that is required to be disclosed pursuant to any requirements under rule 17.50(2) of the GEM Listing Rules.

The Board would like to take this opportunity to express its warmest welcome to Mr. Huang for joining the Board.

By order of the Board
P.B. Group Limited
Chik Wai Chun
Company Secretary

Hong Kong, 23 June 2026

As at the date of this announcement, the Board comprises (i) four executive Directors, namely Dr. CHAN Man Fung (Co-chairman), Mr. PUI Wai Lun (Co-chairman and Chief Executive Officer), Ms. ZONG Yan and Mr. HUANG Yongcai; and (ii) three independent non-executive Directors, namely Mr. LAW Ping Keung, Mr. CHOW Chi Hang Tony and Dr. KWOK Hiu Fung.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the “Latest Listed Company Information” page of the Stock Exchange’s website at www.hkexnews.hk for a minimum period of seven days from the date of its publication and on the Company’s website at www.thepbg.com.

** for identification purpose only*