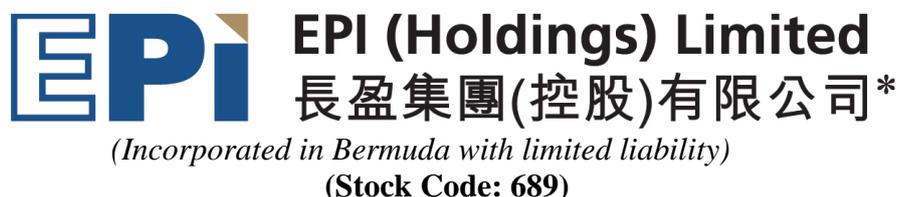


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**SUPPLEMENTAL ANNOUNCEMENT  
DISCLOSEABLE TRANSACTION  
REGARDING THE ACQUISITION OF  
THE SOLAR PHOTOVOLTAIC SYSTEMS**

Reference is made to the announcement of EPI (Holdings) Limited (the “**Company**”) dated 30 August 2021 in relation to, among others, the proposed acquisition of the solar photovoltaic systems (the “**Announcement**”). Unless otherwise defined, terms used herein shall have the same meanings as defined in the Announcement.

The Board would like to provide the shareholders and potential investors of the Company with the following supplemental information in relation to the Acquisition.

**Basis of consideration**

As disclosed in the Announcement, the Initial Purchase Price of the Existing Projects and the Further Purchase Price of each Ongoing Project will be calculated based on a unit rate (the “**Unit Rate**”) of HK\$18.0 per W multiplied by the aggregate kW of the PV Capacity of the Existing Projects and the Ongoing Projects respectively.

Having considered that:

- (i) the Unit Rate of HK\$18.0 per W is within the range of the prevailing market price of comparable solar photovoltaic systems in Hong Kong as quoted from other owners of comparable solar photovoltaic systems who are independent third parties to the Group;
- (ii) the Unit Rate of HK\$18.0 per W already comprised the installation cost of a solar photovoltaic system which commensurate with the range of market installation costs which vary depending on factors including the physical conditions and features of the installation site, the scale of the system, the specific or unique specifications of the system, the components used for the system etc.; and
- (iii) the total Group’s share of FiT Income, calculated after taking into account of (i) the aggregate PV Capacity of the Existing Projects and the Ongoing Projects of approximately 4,133.08 kW; (ii) the estimated hours of solar power generation per annum; (iii) the feed-in tariff rate of selling the power generated to the Power Companies of HK\$4 per kWh; and (iv) the profit sharing ratio under the Profit-sharing Agreements, throughout the expected full scale of operation of the solar photovoltaic systems from 1 April 2022 to 31 December 2033 (the “**Fully Operational Period**”) is substantially higher than the investment costs of the Portfolio of approximately HK\$75 million,

the Company is of the view that the Unit Rate of HK\$18.0 per W is fair and reasonable.

*\* For identification purpose only*

Further, since the FiT Income in respect of the Existing Projects throughout the Fully Operational Period would be substantially higher than the consideration of the Existing Projects of approximately HK\$6.5 million, the Company is of the view that the consideration for the Existing Projects is justifiable and in the interests of the Company and its shareholders as a whole.

Other than the Further Purchase Price for the Ongoing Projects and the monthly operation and maintenance expenses payable by the Group to the Vendor pursuant to the Agreement, there will not be any further capital expenditure that will be borne by the Company in respect of the solar photovoltaic systems.

### **Completion of the sale and purchase of the Existing Projects and one of the Ongoing Projects**

The Company is pleased to announce that both the completion of the sale and purchase of the Existing Projects in respect of 360.39 kW PV Capacity with consideration of approximately HK\$6.5 million, and the Further Completion of the Ongoing Projects in respect of 61.20 kW PV Capacity with consideration of approximately HK\$1.1 million took place on 1 September 2021.

Save for the above supplemental information, all information as contained in the Announcement remains unchanged.

By Order of the Board  
**EPI (Holdings) Limited**  
**Sue Ka Lok**  
*Executive Director*

Hong Kong, 16 September 2021

*As at the date of this announcement, the Board comprises four executive Directors, namely Mr. Sue Ka Lok, Mr. Yiu Chun Kong, Mr. Chan Shui Yuen and Mr. Liang Weijie; and three Independent Non-executive Directors, namely Mr. Pun Chi Ping, Ms. Leung Pik Har, Christine and Mr. Kwong Tin Lap.*