

To: Secretary to the Board
Urban Renewal Authority

REGISTRATION OF INTERESTS

In accordance with Section VIII of the Standing Orders of the Urban Renewal Authority, I, **Tony Tse Wai-chuen**, hereby declare the following interests in respect of myself and my spouse (where applicable):

Registrable Interest	Details	
<u>PROPRIETORSHIPS, PARTNERSHIPS DIRECTORSHIPS & SHAREHOLDINGS</u>	<u>Member</u>	<u>Spouse</u> (where applicable)
1. (a) Are you the sole proprietor of any business? Yes/No If so, please give the name(s) and state briefly the nature of business opposite or on a separate sheet. (b) Are you a partner in any business? Yes/No If so, please give the name(s) and state briefly the nature of business opposite or on a separate sheet. (c) Are you <u>or</u> your spouse* a director in any public or private company? Yes/No If so, please fill in Annex 1 attached hereto. [*Note: In the case of a member's spouse, declaration of directorship of a company is only required if the company is engaged primarily in property-related business.]	Brand Star Limited -Providing consultancy services on real estate and property development matters	

Registrable Interest	Details
<p>(d) Do you <u>or</u> your spouse have (either on your own or with or on behalf of each other or infant children) interests in shareholdings in any public or private company which represent more than 1 percent of the issued share capital of the company?</p> <p>Yes/No</p> <p>If so, please give the name(s) and state briefly the nature of business opposite or on a separate sheet.</p>	<p><u>Member</u> <u>Spouse</u> (where applicable)</p> <p>Brand Star Limited -Providing consultancy services on real estate and property development matters</p>
<p>[Notes:</p> <ul style="list-style-type: none"> • There is no need to register the size, or value of the shareholdings. • “Shareholdings” is defined as personal shareholdings which does not include shareholdings held by a Member or his spouse in the capacity of a nominee shareholder. • In the case of a member’s spouse, declaration of shareholding in a company is only required if the company is engaged primarily in property-related business.] <p>(e) If your answer(s) to (c) and/or (d) above is/are yes, please indicate whether to your knowledge, the relevant companies have interests in land and properties in Hong Kong?</p> <p>Please indicate opposite or on a separate sheet the nature of the interest.</p> <p>[Note:</p> <ul style="list-style-type: none"> • Where a property, including those for self-occupation, is situated within urban areas, i.e. any area within the electoral boundaries of 11 District Councils, namely, Central & Western, Southern, Eastern, Wanchai, Kwun Tong, Kowloon City, Sham Shui Po, Wong Tai Sin, Yau Tsim Mong, Kwai Tsing and Tsuen Wan, the address of the property will need to be stated. Otherwise, a general description will suffice, e.g. “A property in the New Territories.”] 	<p>No</p>

Registrable Interest	Details	
<p><u>REMUNERATED EMPLOYMENTS, OFFICES, TRADES, PROFESSION, ETC.</u></p> <p>2. Do you have any employment, office, trade, profession or vocation for which you are remunerated or in which you have any pecuniary interest?</p> <p>Yes/No</p> <p>If so, please list opposite or on a separate sheet. Where a firm is named, please briefly indicate the nature of the firm's business.</p>	<p><u>Member</u></p>	<p><u>Spouse</u> (where applicable)</p>
<p>[Notes:</p> <ul style="list-style-type: none"> • Indicate the name of the employment, office, trade, or profession. • An employment, office, trade or profession is "remunerated" where a salary, honorarium, allowance or other material benefit is payable. • "Remunerated offices" should include all "remunerated" public offices. • Members who have paid posts as consultants or advisers should indicate the nature of the consultancy in the register: for example, "management consultant", "legal adviser", etc. • Declaration of a spouse's employment, office, trade, profession or vocation is required if it is directly related to land or property in Hong Kong.] 	<p>(i) Brand Star Limited, Executive Director</p> <p>(ii) Chuang's Consortium International Limited, Independent Non-executive Director</p>	

Registrable Interest	Details	
<p><u>LAND AND PROPERTY</u></p> <p>3. Do you or your spouse have (either on your own or with or on behalf of each other or infant children) interests in land or property in Hong Kong?</p> <p>Yes/No</p> <p>If so, please indicate opposite or on a separate sheet, the nature of the interest.</p> <p>[Notes:</p> <ul style="list-style-type: none"> Where a property, including those for self-occupation, is situated within urban areas, i.e. any area within the electoral boundaries of 11 District Councils, namely, Central & Western, Southern, Eastern, Wanchai, Kwun Tong, Kowloon City, Sham Shui Po, Wong Tai Sin, Yau Tsim Mong, Kwai Tsing and Tsuen Wan, the address of the property will need to be stated. Otherwise, a general description will suffice, e.g. "A property in the New Territories." If you or your spouse have interests in land/properties through a company and you have already declared that in Part 1(e) above, there is no need to mention here again.] 	<u>Member</u> Two properties in the Eastern District	<u>Spouse</u> (where applicable)

Registrable Interest	Details	
<p><u>MISCELLANEOUS</u></p> <p>4. If you have any relevant interests which you consider should be disclosed but which do not fall within the three categories set out above, please list them opposite.</p>	<u>Member</u> NIL	<u>Spouse</u> (where applicable)
Date: 31 December 2025	Name: Tony Tse Wai-chuen	Signature: -signed-

Annex 1

<u>Directorships</u>					
Name of Company	Nature of Business	*Executive Director	*Non-executive Director	*Remunerated	*Non-Remunerated
Brand Star Limited	Providing consultancy services on real estate and property development matters	✓		✓	
Chuang's Consortium International Limited	Investment holding company principally engaged in property and hotel business		✓	✓	

* Please tick (✓) the appropriate box.