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Du Du Holdings Limited
都都控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 8250)

DISCLOSEABLE TRANSACTION
ACQUISITION OF A PROPERTY

THE ACQUISITION

The Board is pleased to announce that, on 26 October 2026 (after trading hours), the Purchaser, an indirect wholly-owned subsidiary of the Company, entered into the Provisional Agreement with the Vendor, pursuant to which the Vendor agreed to sell, and the Purchaser agreed to purchase, the Property at the consideration of HK$12,000,000.

GEM LISTING RULES IMPLICATIONS

As the relevant percentage ratios in respect of the acquisition of the Property is more than 5% but less than 25%, the acquisition of the Property constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements but is exempted from the circular and Shareholders' approval requirements under Chapter 19 of the GEM Listing Rules.

INTRODUCTION

The Board is pleased to announce that, on 26 October 2026 (after trading hours), the Purchaser, an indirect wholly-owned subsidiary of the Company, entered into the Provisional Agreement with the Vendor, pursuant to which the Vendor agreed to sell, and the Purchaser agreed to purchase, the Property at the consideration of HK$12,000,000.

THE PROVISIONAL AGREEMENT

The principal terms of the Provisional Agreement are summarised as follows:

Date: 26 October 2026

Parties:

(1)	Vendor:	Fordpointer Shipping Company Limited;
(2)	Purchaser:	Auredo Capital Limited, an indirect wholly-owned subsidiary of the Company; and
(3)	Agent:	Chung Wun Properties Co.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Agent, the Vendor and their ultimate beneficial owners are Independent Third Parties and are not connected with the Group.

Property

The Property to be acquired is Unit 1, 14/F., Yue Xiu Building, 160-174 Lockhart Road, Wanchai, Hong Kong, which is a commercial office property currently used by the Vendor, with a total gross area of approximately 1,800 square feet.

Consideration and payment terms

The Consideration for the acquisition of the Property is HK$12,000,000, which shall be paid by the Purchaser to the Vendor in the following manner:

(a) an initial deposit of HK$360,000 has been paid upon signing of the Provisional Agreement;

(b) a further deposit of HK$840,000 shall be paid on or before 9 November 2026; and

(c) the remaining balance in the sum of HK$10,800,000 shall be paid upon Completion.

The Consideration was agreed between the Vendor and the Purchaser after arm's length negotiations on normal commercial terms with reference to, among others, the current market value of comparable properties in the proximity of the Property and the current property market conditions in Hong Kong. All stamp duty relating to the Property will be borne by the Purchaser. The Consideration will be financed by the Group's internal resources.

Formal Agreement

Pursuant to the Provisional Agreement, the Vendor and the Purchaser shall enter into the Formal Agreement on or before 9 November 2026.

Completion

Pursuant to the Provisional Agreement, Completion shall take place on or before 28 January 2027.

INFORMATION OF THE PARTIES

The Purchaser is a company incorporated in Hong Kong with limited liability and is an indirect wholly-owned subsidiary of the Company. It is an investment holding company.

The Group is principally engaged in trading of fresh produce and agricultural products as well as general trading, meat production, cutting processing, package and delivery, and provision of money lending services. The Group has the intention to extend its principal business to the construction industry in Hong Kong.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Vendor is a company incorporated in Hong Kong with limited liability and is principally engaged in provision of freight forwarder and logistics services. The ultimate beneficial owners of the Vendor are Chan Chi Sun and Cheng Bing Chung who are the Independent Third Parties.

To the best of the Directors' knowledges, information and beliefs having made all reasonable enquiries, the Agent is a sole proprietorship company incorporated in Hong Kong with unlimited liability . The Agent is principally engaged in real estate activities in Hong Kong.

REASONS FOR AND BENEFITS OF THE ACQUISITION OF THE PROPERTY

As mentioned above, the Group has the intension to extend its principal business to the construction industry in Hong Kong, the Directors considered that the existing office premise used by the Group will not be sufficient to cope with the expansion of the Group's business. Moreover, the Directors also considered that its is a good opportunity to invest in the commercial property in view of the dropping of the prices of the commercial property during the last two years. In addition, the Property will enhance the fixed asset base of the Group.

In view of the above, the Directors consider that the terms of the Provisional Agreement (including the Consideration) are fair and reasonable, on normal commercial terms and in the interests of the Company and the Shareholders as a whole.

LISTING RULES IMPLICATIONS

As the relevant percentage ratios in respect of the acquisition of the Property is more than 5% but less than 25%, the acquisition of the Property constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements but is exempted from the circular and Shareholders' approval requirements under Chapter 19 of the GEM Listing Rules.

DEFINITIONS

In this announcement, the following expressions shall, unless the context requires otherwise, have the following meanings:

"Agent"	Chung Wun Properties Co., a sole proprietorship company incorporated in Hong Kong with unlimited liability;
"Board"	the board of Directors;
"Company"	Du Du Holdings Limited, a company incorporated in Cayman Islands with limited liability, the shares of which are listed on GEM of the Stock Exchange;
"Completion"	completion of the acquisition of the Property;
"Consideration"	the consideration of HK$12,000,000 payable by the Purchaser to the Vendor in relation to the acquisition of the Property pursuant to the Provisional Agreement;
"Director(s)"	the Directors and each a Director of the Company;
"Formal Agreement"	the formal agreement for sale and purchase to be entered into between the Vendor and the Purchaser in relation to the sale and purchase of the Property pursuant to the provisions of the Provisional Agreement;
"Group"	the Company and its subsidiaries;
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong;
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China;
"Independent Third Party(ies)"	any person(s) or company(ies) and their respective ultimate beneficial owner(s), to the best of the Directors' knowledges, information and beliefs having made all reasonable enquiries, are not connected persons of the Company and are third parties independent of the Company and its connected persons in accordance with the GEM Listing Rules;

"GEM Listing Rules"	the Rules Governing the Listing of Securities on GEM of the Stock Exchange;
"Property"	Unit 1, 14/F., Yue Xiu Building, 160-174 Lockhart Road, Wanchai, Hong Kong;
"Provisional Agreement"	the provisional agreement for sale and purchase dated 26 October 2026 entered into between the Vendor, the Purchaser and the Agent in relation to the sale and purchase of the Property;
"Purchaser"	Auredo Capital Limited, a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company;
"Shareholders"	the holder(s) of the shares of the Company;
"Stock Exchange"	The Stock Exchange of Hong Kong Limited;
"Vendor"	Fordpointer Shipping Company Limited, a company incorporated in Hong Kong with limited liability; and
"%"	per cent.

By order of the Board
Du Du Holdings Limited
Mr. Cai Da
Chairman

Hong Kong, 27 October 2026

As at the date of this announcement, the Board comprises (i) four executive Directors, namely Mr. Cai Da, Mr. Wang Tongtong, Ms. Lei Ming and Mr. Lyu Zhengnan; and (ii) three independent non-executive Directors, namely Ms. Yuen Wai Man, Mr. Huang Tianhua and Mr. Wan Yu.

This announcement, for which all 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 knowledges and beliefs, 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 at least seven (7) days from the date of its posting and on the website of the Company at www.duduholdings.com.hk.