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WINSON HOLDINGS HONG KONG LIMITED

永順控股香港有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6812)

VOLUNTARY ANNOUNCEMENT

STRATEGIC COOPERATION FRAMEWORK AGREEMENT WITH LASK JV FACILITY MANAGEMENT SERVICES LIMITED

This announcement is made by Winson Holdings Hong Kong Limited (the “**Company**”, together with its subsidiaries, collectively the “**Group**”) on a voluntary basis to keep shareholders of the Company and potential investors informed of the latest business plan and development of the Group.

STRATEGIC COOPERATION FRAMEWORK AGREEMENT

The board (the “**Board**”) of directors (the “**Directors**”) of the Company is pleased to announce that, on 1 November 2021, Perma Growth Investment Limited, a company incorporated in the British Virgin Islands and a direct wholly-owned subsidiary of the Company, entered into a strategic cooperation framework agreement (the “**Cooperation Agreement**”) with Lask JV Facility Management Services Limited (“**Lask**”) for the possible cooperation between the parties. Pursuant to the Cooperation Agreement, the Group and Lask agreed to (i) make use of each other’s business network and operational expertise to identify potential business opportunities in the Guangdong-Hong Kong-Macao Greater Bay Area (the “**Greater Bay Area**”); (ii) give due consideration (subject to applicable laws, rules and regulations) to engage each other as business and/or operational cooperation partner to commence business operations or to enter into business transactions in the Greater Bay Area. The modes of cooperation between the parties include the formation of new joint ventures and to jointly bid for and complete projects. The Cooperation Agreement is for a term of three years commencing from the date of signing. The Cooperation Agreement serves to provide a framework setting out the

principles in respect of the long term cooperation and business plan. Should any commercial arrangement or transactions is reached between the parties, separate agreement(s) will be entered into in respect of each project, subject to all applicable laws, rules and regulations.

INFORMATION ABOUT LASK AND THE RELATIONSHIP WITH THE GROUP

Lask is a company incorporated in Hong Kong and its principal business activity is investment holding. Lask holds 90% equity investment in Shenzhen Lask JV Property Management Ltd.* (深圳歷思聯行物業管理有限公司) (“**Lask SZ**”), a company established in the People’s Republic of China. Lask is indirect wholly-owned and controlled by Mr. Sze Wai Chun Johnny (“**Mr. Sze**”), the spouse of Madam Ng Sing Mui, the Chairperson, executive Director and controlling shareholder of the Company, and the father of Ms. Sze Tan Nei and Mr. Sze Wai Lun, both are executive Directors and controlling shareholders of the Company. Accordingly, Mr. Sze, Lask and Lask SZ is each a connected person of the Company as defined under Rule 14A.06(7) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“**Listing Rules**”). The transactions (if any) contemplated to be entered into pursuant to the Cooperation Agreement may constitute connected transactions of the Group at the time. The Company will make appropriate announcements in accordance with the Listing Rules when entering into relevant transactions (if any).

Lask SZ and its subsidiaries principally engage in (i) facility management services for residential, commercial and office premises; (ii) security services; and (iii) horticulture services and are currently providing services to premises of over 30 million square metres.

Lask SZ currently possesses the following licenses and permits that are pre-requisites for and/or relevant to its principal operations, including but not limited to: national grade 1 property services qualification; cleaning service provider grade A certificate; security services license; and professional grade A stone material maintenance qualification.

REASONS FOR ENTERING INTO THE COOPERATION AGREEMENT

As mentioned in the Company’s annual report for the financial year ended 31 March 2021 (as well as the interim and annual reports published since June 2020), the Group, other than expanding its environmental hygiene services offerings and its target customer base in Hong Kong, has been exploring horizontal business development opportunities, including the possible expansion in geographic coverage and in property related synergised services, such as pest control, property security and general property management services, to maintain a long term growth of the Group.

Recently, the Group has discussed with stated-owned and privately-owned facilities services operators in the mainland China on the possibility to (i) expand the Group’s quality environmental hygiene services to the Greater Bay Area, and (ii) make use of the business network and brand recognition of the Group and transparency as a Hong Kong listed company, to develop the business of property related services in the Greater Bay Area. However, the Directors acknowledged that the Group lacks practical experience in both administrative

procedures and operational execution of environmental hygiene and other property related services in mainland China. In order to grasp the existing and potential opportunities in such a vast market, the Group determined that it is more flexible, efficient and less risky to cooperate with experienced local operator(s) when it first enters into the market of the Greater Bay Area.

The Directors considered that the solid operational track record, experienced management team and various qualifications and licenses of Lask SZ could assist the Group in establishing its business presence in the Greater Bay Area in an efficient, cost effective and timely manner to capture the existing business opportunities. Furthermore, as Lask SZ mainly operates as a general property management service provider and rely on external sub-contractors to execute specified works, such as cleaning, waste management and security, it is envisaged that the operational expertise and business network of the Group and Lask SZ can synergise with each other and expedite the Group's establishment of a foothold and future development in the Greater Bay Area.

The Board wishes to emphasize that the implementation of the cooperation and transactions contemplated under the Cooperation Agreement shall be subject to the execution of specific agreements and the aforesaid cooperation may not necessarily be implemented. As of the date of this announcement, no transaction has been entered into pursuant to the Cooperation Agreement. In the event that the legally binding agreements are signed, further announcement(s) will be made by the Company in compliance with the Listing Rules if and when necessary. Shareholders of the Company and potential investors should exercise caution when dealing in the securities of the Company.

For and on behalf of the Board
Winson Holdings Hong Kong Limited
Ng Sing Mui
Chairperson and Executive Director

Hong Kong, 1 November 2021

As at the date of this announcement, the executive Directors are Madam Ng Sing Mui, Ms. Sze Tan Nei, Mr. Ang Ming Wah and Mr. Sze Wai Lun; and the independent non-executive Directors are Mr. Yuen Ching Bor Stephen, Mr. Chung Koon Yan and Mr. Chan Chun Sing.

** For identification purpose only*