Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

NEWAY GROUP HOLDINGS LIMITED
中星集團控股有限公司 *

(Incorporated in Bermuda with limited liability)

(Stock Code: 00055)

TERMINATION OF DISCLOSEABLE TRANSACTION IN RELATION TO THE EARLY TERMINATION OF TENANCY AGREEMENT

TERMINATION OF TENANCY AGREEMENT

Reference is made to the announcement of the Company dated 29 November 2024 in relation to the Tenancy Agreement ("**Announcement**"). Capitalised terms used herein shall have the same meanings as those defined in the Announcement unless the context otherwise requires.

On 15 August 2025, CTPHK, a wholly-owned subsidiary of the Company, as tenant, received the Acceptance Letter from the Landlord in respect of the lease of the Premises to early terminate the remaining lease term of the Tenancy Agreement with effect from 31 August 2025.

* *For identification purpose only*

IMPLICATIONS UNDER THE LISTING RULES

Pursuant to HKFRS 16, following the receipt of the Acceptance Letter, the Company shall derecognise the right-of-use asset in the consolidated statement of financial position of the Company. Therefore, the transaction contemplated under the Acceptance Letter will be regarded as a disposal of the right-of-use asset by the Company under the Listing Rules. The value of the right-of-use asset to be derecognised by the Company under the Acceptance Letter amounted to approximately HK$2.6 million.

As the highest applicable percentage ratio (as defined in Chapter 14 of the Listing Rules) calculated based on the value of the right-of-use asset to be derecognised by the Company pursuant to HKFRS 16 is less than 5%, the Acceptance Letter when issued to CTPHK did not constitute a discloseable transaction of the Company.

TERMINATION OF TENANCY AGREEMENT

Reference is made to the announcement of the Company dated 29 November 2024 in relation to the Tenancy Agreement ("**Announcement**"). Capitalised terms used herein shall have the same meanings as those defined in the Announcement unless the context otherwise requires.

On 15 August 2025, CTPHK, a wholly-owned subsidiary of the Company, as tenant, received the Acceptance Letter from the Landlord in respect of the lease of the Premises to early terminate the remaining lease term of the Tenancy Agreement with effect from 31 August 2025.

Pursuant to the Acceptance Letter, the Landlord agreed to deduct one-month rent deposit as compensation for the early termination of the Tenancy Agreement as requested by CTPHK. In addition, CTPHK shall deliver vacant possession of the Premises in accordance with the terms set out in the Tenancy Agreement.

INFORMATION OF THE GROUP AND THE LANDLORD

The Group is principally engaged in (i) money lending; (ii) manufacturing and sales of printing and other products; (iii) artistes management, production and distribution of music albums as well as concert and event management and investment; (iv) property development; (v) property investment; (vi) securities trading; and (vii) trading of printing products and other products. CTPHK is principally engaged in investment holding.

The Landlord is a company incorporated in Hong Kong and principally engaged in property investment.

To the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, (i) the ultimate beneficial owner of the Landlord is Mr. Tse Siu Hoi; and (ii) the Landlord and its ultimate beneficial owner are Independent Third Parties.

REASONS FOR AND BENEFITS FOR EARLY TERMINATION OF THE TENANCY AGREEMENT

Having considered the Group's demand for warehouse space and as a means to effectively reduce administrative expenses, the Company decided to early terminate the Tenancy Agreement after having several discussions with the Landlord regarding the Company's intention of early termination of the Tenancy Agreement, and the Landlord agreed with the arrangement of early termination upon the issuance of the Acceptance Letter. Therefore, the Board considers that the Acceptance Letter is fair and reasonable and in the interests of the Company and its shareholders as a whole. The Directors believe that the early termination of Tenancy Agreement will not have material adverse impact on the operation, business and financial position of the Group.

IMPLICATIONS UNDER THE LISTING RULES

Pursuant to HKFRS 16, following the receipt of the Acceptance Letter, the Company shall derecognise the right-of-use asset in the consolidated statement of financial position of the Company. Therefore, the transaction contemplated under the Acceptance Letter will be regarded as a disposal of the right-of-use asset by the Company under the Listing Rules. The value of the right-of-use asset to be derecognised by the Company under the Acceptance Letter amounted to approximately HK$2.6 million.

As the highest applicable percentage ratio (as defined in Chapter 14 of the Listing Rules) calculated based on the value of the right-of-use asset to be derecognised by the Company pursuant to HKFRS 16 is less than 5%, the Acceptance Letter when issued to CTPHK did not constitute a discloseable transaction of the Company.

DEFINITIONS

In this announcement, the following expressions have the following meanings:

"Acceptance Letter"	an acceptance letter dated 15 August 2025 in relation to the early termination of Tenancy Agreement issued by the Landlord
"Board"	the board of Directors
"Company"	Neway Group Holdings Limited, a company incorporated in Bermuda with limited liability and the issued shares of which are listed on the Main Board of the Stock Exchange
"CTPHK"	Chung Tai Printing Company Limited, a company incorporated in Hong Kong with limited liability and a wholly-owned subsidiary of the Company

"Director(s)"	director(s) of the Company
"Group"	the Company and its subsidiaries
"HK$"	Hong Kong Dollars, the lawful currency of Hong Kong
"HKFRS"	Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Independent Third Party(ies)"	third party(ies) independent of the Company and its connected person(s) (having the meaning ascribed thereto under the Listing Rules)
"Landlord"	Huge Max (Hong Kong) Limited, a company incorporated in Hong Kong with limited liability
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"PRC"	the People's Republic of China which, for the purpose of this announcement, excludes Hong Kong, the Macau Special Administrative Region of the People's Republic of China and Taiwan
"Premises"	Unit 202, 2nd Floor, Lung Fung Group Centre, No. 23 Yip Cheong Street, Fanling, New Territories, Hong Kong
"Stock Exchange"	The Stock Exchange of Hong Kong Limited

"Tenancy Agreement"	the tenancy agreement entered into between CTPHK (as tenant) and the Landlord on 29 November 2024 for the lease of the Premises
"%"	per cent

On behalf of the Board
Neway Group Holdings Limited
Suek Ka Lun, Ernie
Chairman and Chief Executive Officer

Hong Kong, 15 August 2025

As at the date of this announcement, the Board comprises Mr. Suek Ka Lun, Ernie (Chairman and Chief Executive Officer) and Mr. Suek Chai Hong being the executive Directors; Dr. Ng Wai Kwan, Mr. Chan Kwing Choi, Warren and Mr. Wong Sun Fat being the non-executive Directors; and Mr. Lee Kwok Wan, Mr. Chu Gun Pui and Ms. Sin Chui Pik, Christine being the independent non-executive Directors.