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 LEASE AGREEMENT

TERMINATION OF LEASE AGREEMENT

Reference is made to the announcement of the Company dated 2 September 2022 in relation to the Lease Agreement ("**Announcement**"). Capitalised terms used herein shall have the same meanings as those defined in the Announcement unless the context otherwise requires.

On 29 August 2025, the Tenant, being a wholly-owned subsidiary of the Company, signed the Confirmation Letter to the Landlord in respect of the lease of the Premises to early terminate the remaining lease term of the Lease Agreement with effect from 30 September 2025.

* *For identification purpose only*

IMPLICATIONS UNDER THE LISTING RULES

Pursuant to HKFRS 16, following the entering of the Confirmation 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 Confirmation 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 Confirmation Letter amounted to approximately HK$1.7 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 entering of the Confirmation Letter with the Landlord did not constitute a discloseable transaction of the Company.

TERMINATION OF LEASE AGREEMENT

Reference is made to the announcement of the Company dated 2 September 2022 in relation to the Lease Agreement ("**Announcement**"). Capitalised terms used herein shall have the same meanings as those defined in the Announcement unless the context otherwise requires.

On 29 August 2025, the Tenant, a wholly-owned subsidiary of the Company, signed the Confirmation Letter to the Landlord in respect of the lease of the Premises to early terminate the remaining lease term of the Lease Agreement with effect from 30 September 2025.

Pursuant to the Confirmation Letter, the Landlord and the Tenant mutually agreed to deduct two-month rent as compensation to the Landlord for the early termination of the Lease Agreement. In addition, the Tenant shall deliver vacant possession of the Premises in accordance with the terms set out in the Lease 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. The Tenant is principally engaged in manufacturing and sales of printing and other products.

The Landlord is a company incorporated in the PRC and principally engaged in property management business.

To the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, (i) the ultimate beneficial owners of the Landlord are Xu Hongyan and Hu Wenwu; and (ii) each of the Landlord and its ultimate beneficial owners is Independent Third Parties.

REASONS FOR AND BENEFITS FOR EARLY TERMINATION OF THE LEASE AGREEMENT

Having considered the overall planning of factory space required and the operating effectiveness and efficiency of the manufacturing and sales business, the Company decided to early terminate the Lease Agreement after having several discussions with the Landlord regarding the Company's intention of early termination of the Lease Agreement, and the Landlord agreed with the arrangement of early termination upon the entering the Confirmation Letter. Therefore, the Board considers that the Confirmation 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 Lease 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 entering of the Confirmation 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 Confirmation 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 Confirmation Letter amounted to approximately HK$1.7 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 entering of the Confirmation Letter with the Landlord did not constitute a discloseable transaction of the Company.

DEFINITIONS

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

"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
"Confirmation Letter"	a confirmation letter signed by the Tenant on 29 August 2025 to the Landlord in relation to the early termination of Lease Agreement
"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"	深圳市孔雀山夏實業投資有限公司(unofficial English translation being Shenzhen Kongqueshanxia Industrial Investment Co., Ltd.), a company incorporated in the PRC with limited liability
"Lease Agreement"	the lease agreement dated 2 September 2022 entered into between the Landlord and the Tenant in relation to the lease of the Premises
"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"	The factory building number 3, the dormitory building number 2 and other ancillary facilities, including canteen(s), fire safety pump room(s) and power distribution room(s), with a total floor area of 16,000 square metres, all of which are situated at Yu Rong Chang Shanxia Industrial Zone in Pinghu Shanxia, Pinghu Town, Longgang District, Shenzhen, the PRC (中國深圳市龍崗區平湖鎮平湖山厦裕榮昌山厦工業區)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Tenant"	錦翰印刷(深圳)有限公司(unofficial English translation being Kam Hon Printing (Shenzhen) Co., Ltd.), a company incorporated in the PRC with limited liability and a wholly-owned subsidiary of the Company
"%"	per cent

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

Hong Kong, 29 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.