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TK GROUP (HOLDINGS) LIMITED
東江集團(控股)有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 2283)

VOLUNTARY ANNOUNCEMENT
TERMINATION OF LETTER OF INTENT FOR ACQUISITION OF LAND

This announcement is made by TK Group (Holdings) Limited (the "**Company**"), together with its subsidiaries (collectively the "**Group**") on a voluntary basis.

TERMINATION OF LETTER OF INTENT

Reference is made to the voluntary announcement of the Company dated 3 June 2025 regarding the letter of intent entered into on 30 May 2025 (the "**LOI**") between CÔNG TY TNHH TK PRECISION TECHNOLOGY HỒNG KÔNG VIỆT NAM (東江精密科技香港(越南)有限公司), a wholly-owned subsidiary of the Company, and CÔNG TY CỔ PHẦN ĐẦU TƯ TRUNG QUÝ - BAC NINH (北寧中貴投資股份公司) (each as a "**Party**" and collectively as the "**Parties**"), for the acquisition of the land use right of a land parcel (the "**Land Parcel**") located in Phuc Dien Extended Industrial Park, Hai Duong Province, Vietnam for a total consideration of approximately HKD26.76 million.

The board (the "**Board**") of directors of the Company (the "**Directors**") would like to update the shareholders and potential investors of the Company that due to the impact of tariff situations between Vietnam and the Group's partners in various countries worldwide, which led to a change in the Group's business direction, the Group has decided to terminate the LOI. On 20 August 2025, the Parties entered into a termination agreement (the "**Termination Agreement**") to formally terminate the LOI.

Pursuant to the Termination Agreement, CÔNG TY CỔ PHẦN ĐẦU TƯ TRUNG QUÝ – BAC NINH (北寧中貴投資股份公司) will return the deposit paid under the LOI by CÔNG TY TNHH TK PRECISION TECHNOLOGY HỒNG KÔNG VIỆT NAM (東江精密科技香港(越南)有限公司) to CÔNG TY TNHH TK PRECISION TECHNOLOGY HỒNG KÔNG VIỆT NAM (東江精密科技香港(越南)有限公司) no later than 30 November 2025, after deducting the direct and indirect expenses arising from the refund of deposit, including but not limited to, bank charges, taxes, administrative fees and other reasonable costs as stipulated by law.

Apart from the deposit arrangements mentioned above, neither Party will be liable for any other costs, compensation and/or financial obligations arising directly or indirectly from the LOI.

Following the execution of the Termination Agreement, CÔNG TY TNHH TK PRECISION TECHNOLOGY HỒNG KÔNG VIỆT NAM (東江精密科技香港(越南)有限公司) will no longer have any rights or obligations related to the LOI and the Land Parcel.

The Directors consider that the termination of the LOI is in the ordinary course of business and in the interests of the shareholders of the Company as a whole and consider that the termination of the LOI will not have any material impact on the existing business operation and financial position of the Company.

LISTING RULES IMPLICATIONS

As the applicable percentage ratios (as defined in Rule 14.07 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")) of the original proposed acquisition did not exceed 5%, the termination of the LOI will not constitute a notifiable transaction under Chapter 14 of the Listing Rules.

By Order of the Board
TK Group (Holdings) Limited
Li Pui Leung
Chairman

Hong Kong, 12 September 2025

As at the date of this announcement, the executive directors of the Company are Mr. Li Pui Leung, Mr. Yung Kin Cheung Michael, Mr. Lee Leung Yiu and Mr. Cheung Fong Wa; and the independent non-executive directors of the Company are Dr. Chung Chi Ping Roy, Ms. Christine Wan Chong Leung and Mr. Tsang Wah Kwong.