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GET NICE HOLDINGS LIMITED
結好控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 0064)

DISCLOSEABLE TRANSACTION OF ENTERING INTO THE PRELIMINARY AGREEMENT FOR SALE AND PURCHASE OF TEN APARTMENTS IN HONG KONG

SUMMARY

On 12 September 2025 (after trading hours), the Buyer, Get Nice International Limited and Get Nice (Silver Base) Wines Limited (an indirect, wholly-owned subsidiaries of the Company), entered into the Preliminary Agreement for Sale and Purchase with the Vendor for the purchase of the ten Apartments at a total consideration of HK$108,931,000.

As one or more of the applicable percentage ratios under Rule 14.07 of the Listing Rules in respect of the Preliminary Agreement for Sale and Purchase exceed 5% but all are below 25%, the Preliminary Agreement for Sale and Purchase constitutes a discloseable transaction for the Company pursuant to Rule 14.06(2) of the Listing Rules.

On 12 September 2025 (after trading hours), the Buyer, Get Nice International Limited and Get Nice (Silver Base) Wines Limited, companies incorporated in Hong Kong, (an indirect, wholly-owned subsidiaries of the Company), entered into the Preliminary Agreement for Sale and Purchase with the Vendor for the purchase of the ten Apartments at a total consideration of HK$108,931,000.

THE PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

Date:	12 September 2025
Vendor:	MTR Corporation Limited (香港鐵路有限公司)
Buyers:	Get Nice International Limited and Get Nice (Silver Base) Wines Limited
Apartments:	Flat 6G, 7G, 8G, 9G, 10G, 11G, 18G, 19G, 20F and 21F, Tower 2, Deep Water Pavilia II (Phase 5B of The Southside), 11 Heung Yip Road, Wong Chuk Hang, Hong Kong (total net internal area of approximately 5,026 square feet)
Consideration:	HK$108,931,000
Payment terms:	A deposit of HK$5,446,550 representing 5% of the Consolidation, shall be paid by the Buyers to the Vendor on exchange of contracts. The balance of the Consideration, being HK$103,484,450 is to be paid on or before 10th January 2026
Completion:	Completion of the acquisition of the Apartments took place upon the Buyers signing of the Preliminary Agreement for Sale and Purchase on or before 19 September 2025 and the Vendor signing of the Preliminary Agreement for Sale and Purchase on or before 24 September 2025.

FUNDING OF THE CONSIDERATION

The Consideration is funded by the Group's internal resources.

INFORMATION ON THE VENDOR

To the best of the Directors' knowledge, information and belief having made all reasonable enquiry, the Vendor is a company incorporated and registered in Hong Kong, being principally engaged in railway operation and property development near the railway systems, with its shares listed on the Main Board of the Stock Exchange (Stock code: 0066).

The Vendor and its ultimate beneficial owners are third parties independent of the Company and its connected persons.

INFORMATION OF THE PROPERTY

The ten units of Apartments being Flat 6G, 7G, 8G, 9G, 10G, 11G, 18G, 19G, 20F and 21F are located on the 6th floor to 21st floor of Tower 2 , Deep Water Pavilia II (Phase 5B of The Southside), 11 Heung Yip Road, Wong Chuk Hang, Hong Kong.

REASONS FOR ENTERING INTO THE PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

The Consideration has been determined after arm's length negotiations between the parties with reference to (a) the prevailing market value of newly completed residential properties of similar size as the Apartments in the same vicinity; and (b) the prevailing market conditions.

The acquisition is in line with the Group's strategy and represents an expansion of the Group's existing property investment business. The Group currently intends to hold the Apartments for investment purpose to receive rental income. The Directors are of the view that the terms of the Preliminary Agreement for Sale and Purchase are on normal commercial terms and are fair and reasonable and in the interests of the Company and the shareholders as a whole.

INFORMATION OF THE GROUP

The Company is an investment holding company. The principal activities of the Group are (i) property investment; (ii) investment in financial instruments; (iii) money lending; (iv) real estate agency; (v) auction business and (vi) the provision of financial services, including securities dealing and broking, futures and options broking, securities margin financing and corporate finance services.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios under Rule 14.07 of the Listing Rules in respect of the Preliminary Agreement for Sale and Purchase exceed 5% but all are below 25%, the Preliminary Agreement for Sale and Purchase constitutes a discloseable transaction for the Company pursuant to Rule 14.06(2) of the Listing Rules.

DEFINITIONS

In this announcement, the following expressions have the meanings set out below unless the context requires otherwise:

"Preliminary Agreement for Sale and Purchase"	the Preliminary Agreements for Sale and Purchase of the ten Apartments dated 12 September 2025 entered into between the Vendor and the Buyers
"Apartments"	ten units of Apartments Flat 6G, 7G, 8G, 9G, 10G, 11G, 18G, 19G, 20F and 21F, Tower 2, Deep Water Pavilia II (Phase 5B of The Southside), 11 Heung Yip Road, Wong Chuk Hang, Hong Kong
"Board"	the board of Directors
"Buyers"	Get Nice International Limited and Get Nice (Silver Base) Wines Limited, companies incorporated in Hong Kong with limited liability and an indirect, wholly owned subsidiaries of the Company
"Company"	Get Nice Holdings Limited (結好控股有限公司), a company incorporated in the Cayman Islands with limited liability whose shares are listed and traded on the Main Board of the Stock Exchange (stock code: 0064)
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Consideration"	the consideration payable by the Buyers to the Vendor for the Preliminary Agreement for Sale and Purchase
"Director(s)"	the director(s) of the Company
"Group"	the Company and its subsidiaries from time to time
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	Hong Kong Special Administrative Region of the People's Republic of China

"Latest Practical Date"	the Latest Practical Date should be no more than ten days before the day of the announcement
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Vendor"	MTR Corporation Limited (香港鐵路有限公司), a company incorporated and registered in Hong Kong, whose shares are listed and traded on the Main Board of the Stock Exchange (Stock code: 0066)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"%"	per cent.

By Order of the Board
Get Nice Holdings Limited
Hung Hon Man
Chairman

Hong Kong, 12 September 2025

As at the date of this announcement, the executive directors of the Company are Mr. Hung Hon Man (Chairman), Mr. Cham Wai Ho, Anthony (Deputy Chairman) and Mr. Kam, Eddie Shing Cheuk (Chief Executive Officer). The non-executive director of the Company is Ms. Wu Yan Yee. The independent non-executive directors of the Company are Ms. Chan Oi Chong, Mr. Leung Yiu Man and Mr. Ho Pak Chuen Brian.