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Wuhan Youji Holdings Ltd.
武漢有機控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock code: 2881)

DISCLOSEABLE TRANSACTION IN RELATION TO THE ACQUISITION OF LAND IN MALAYSIA

THE ACQUISITION

The Board is pleased to announce that, on 30 September 2025, the Purchaser, a wholly-owned subsidiary of the Company, entered into a SPA with the Vendor, pursuant to which the Vendor has conditionally agreed to sell, and the Purchaser has conditionally agreed to purchase, the Land for the Purchase Price of RM36,465,905.71 (equivalent to approximately RMB61,549,987.70, at Conversion Rate as of the date of this announcement).

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios calculated pursuant to Rule 14.07 of the Listing Rules exceed 5% but are below 25%, the SPA in relation to the acquisition of the Land constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements but is not subject to Shareholders' approval under Chapter 14 of the Listing Rules.

INTRODUCTION

The Board is pleased to announce that, on 30 September 2025, the Purchaser, a wholly-owned subsidiary of the Company, entered into the SPA with the Vendor, pursuant to which the Vendor has conditionally agreed to sell, and the Purchaser has conditionally agreed to purchase, the Land for the Purchase Price of RM36,465,905.71 (equivalent to approximately RMB61,549,987.70, at Conversion Rate as of the date of this announcement).

THE SPA

Date	:	30 September 2025
Parties	:	(i) the Vendor; and (ii) the Purchaser To the best of the Directors' knowledge, information and belief, after having made all reasonable enquiries, each of the Vendor and its ultimate beneficial owners is an independent third party.
Land	:	Pursuant to the terms and conditions of the SPA, the Vendor has conditionally agreed to sell, and the Purchaser has conditionally agreed to purchase, the Land subject to and upon the terms and conditions therein. The Land is a 60-year leasehold land situated at PLO 326, Tanjung Langsat Industrial Complex and contain an area of approximately 12.854 acres (equivalent to approximately 559,920.24 square feet).
Purchase Price	:	The Purchase Price is RM36,465,905.71 (equivalent to approximately RMB61,549,987.70 at Conversion Rate), which comprises the following: (1) RM36,394,815.60, representing cost of land at RM65.00 per square foot for 559,920.24 square feet and the value of the Land; and (2) RM71,090.11, representing ancillary items such as quit rent, survey and title preparation fees. The purchase price is subject to a post-title area adjustment at RM65.00 per square foot, capped at RM363,948.16, payable within 14 days of issuance of the Land title. The Purchase Price shall be paid by the Purchaser to the Vendor in the following manner: (1) 2% of the Purchase Price, being RM729,318.10, payable within fourteen (14) working days upon the Purchaser's acceptance of the letter of intent;

(2) 8% of the Purchase Price, being RM2,917,272.46, to be paid within fourteen (14) working days upon acceptance of the letter of offer;

(3) 20% of the Purchase Price, being RM7,293,181.14, to be paid within two (2) months from the date of the above second payment or within fourteen (14) working days upon execution of the SPA, whichever is earlier;

(4) 60% of the Purchase Price, being RM21,879,543.43, to be paid within fourteen (14) working days upon completion of the earthwork and acceptance of the works by the Purchaser;

(5) 5% of the Purchase Price, being RM1,823,295.29, to be paid within fourteen (14) working days from the date of receipt by the Purchaser of a copy of the notice 5A issued by the Johor Land Office; and

(6) 5% of the Purchase Price, being RM1,823,295.29, to be paid within fourteen (14) working days from the date of receipt by the Purchaser of a copy of the issued qualified title of the Land.

The Group intends to fund the consideration by internal resources.

Basis of the Purchase Price : The Purchase Price was determined after arm's length negotiations between the Purchaser and the Vendor on normal commercial terms with reference to the prevailing market rate as assessed in a land valuation report prepared by PPC International Sdn Bhd, an independent registered valuer under Malaysian Boards of Valuers, Appraiser, Estate Agents & Property Manager (BOVAEP), and recent comparable land transactions in the vicinity.

REASONS FOR AND BENEFITS OF THE TRANSACTION

The Group's existing production facilities are located in mainland China, and its product exports are significantly affected by fluctuations in international trade policies. The proposed acquisition of Land in Johor, Malaysia is primarily intended for the establishment of an overseas production base for the manufacture of products for export. The establishment of such overseas production base is expected to mitigate the adverse impact arising from changes in international trade policies and reduce the Group's production and trade risks.

In addition, the overseas production base will represent an important step in the Group's further internationalisation and long-term development. It is expected to enhance the Group's global competitiveness and improve its international brand image and recognition.

Based on the foregoing, the Board considers that the SPA and the terms therein are on normal commercial terms, fair and reasonable and in the interests of the Company and its Shareholders as a whole.

INFORMATION ON THE GROUP

The Company is incorporated under the laws of the Cayman Islands with limited liability and the Group is principally engaged in manufacture of toluene oxidation and chlorination products, benzoic acid ammonification products and other fine chemical products through organic synthesis process.

The Purchaser is a wholly owned subsidiary of the Company and is principally engaged in the manufacture of basic organic chemicals.

INFORMATION ON THE VENDOR

The Vendor is a body corporate established under the laws of Malaysia as a development agency and public enterprise, and is principally engaged in property development and management, and investment holding.

To the best knowledge, information and belief of the Directors after having made all reasonable enquiries, as of the date of this announcement, the Vendor is wholly owned by the State Government of Johor, Malaysia and are independent third parties to the Group.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios calculated pursuant to Rule 14.07 of the Listing Rules exceed 5% but are below 25%, the SPA constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements but is not subject to Shareholders' approval under Chapter 14 of the Listing Rules.

DEFINITIONS

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

"Board"	the board of Directors of the Company;
"Company"	Wuhan Youji Holdings Ltd., a company incorporated under the laws of the Cayman Islands with limited liability, whose shares are listed on the Main Board of the Stock Exchange (stock code: 2881);
"Conversion Rate"	approximately RM1 to RMB1.69;
"Director(s)"	the director(s) of the Company;
"Group"	the Company and its subsidiaries from time to time;
"Hong Kong"	Hong Kong Special Administrative Region of the PRC;
"independent third party(ies)"	has the meaning ascribed to it under the Listing Rules;
"Land"	a 60-year leasehold land situated at PLO 326, Tanjung Langsat Industrial Complex and contain an area of approximately 12.854 acres (equivalent to approximately 559,920.24 square feet);
"Listing Rules"	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended, supplemented or otherwise modified from time to time;
"Main Board"	the stock exchange (excluding the option market) operated by the Stock Exchange which is independent from and operates in parallel with the GEM of the Stock Exchange;
"PRC" or "China"	The People's Republic of China, and for the purposes of this announcement only, excluding Hong Kong, Macau and Taiwan;
"Purchaser"	Benzoplus Chemicals (M) Sdn. Bhd. (Company No.: 202501026160 (1627573-K)), a private limited liability company incorporated in Malaysia and is a wholly owned subsidiary of the Company;

"Purchase Price"	an aggregate sum of RM36,465,905.71 (equivalent to approximately RMB61,549,987.70, at Conversion Rate as at the date of this announcement);
"RM"	Malaysian ringgit, the lawful currency of Malaysia;
"Share(s)"	ordinary share(s) in the share capital of the Company with a par value of USD0.0001 each;
"Shareholder(s)"	holder(s) of the Share(s);
"SPA"	the sale and purchase agreement entered between the Purchaser and Vendor on 30 September 2025 in relation to the acquisition of the Land;
"Stock Exchange"	the Stock Exchange of Hong Kong Limited;
"subsidiary(ies)"	has the meaning ascribed to it under the Listing Rules;
"Vendor"	Johor Corporation, body corporate established under the laws of Malaysia, namely, Johor Corporation Enactment, 1968 (as amended under the Johor Corporation Enactment, 1995) as a development agency and public enterprise, and is independent to the Group;
"%"	per cent.

By order of the Board
Wuhan Youji Holdings Ltd.
Mr. Zou Xiaohong
Chairman of the Board and Executive Director

Hong Kong, 30 September 2025

As at the date of this announcement, the Board comprises Mr. Zou Xiaohong and Mr. Chen Ping as executive Directors; Mr. Gao Lei, Mr. Shen Yingming and Ms. Li Deye as non-executive Directors; and Mr. Liu Kai Yu Kenneth, Dr. Liu Zhongdong and Dr. Yuan Kang as independent non-executive Directors.