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中國管業集團有限公司
China Pipe Group Limited

(Incorporated in Bermuda with limited liability)
(Stock Code: 00380)

DISCLOSEABLE TRANSACTION: ACQUISITION OF PROPERTY

THE ACQUISITION

The Board is pleased to announce that on 6 May 2026 (after trading hours), the Purchaser, an indirect wholly-owned subsidiary of the Company, entered into the Agreement for Sale and Purchase with the Vendor, pursuant to which the Purchaser agreed to acquire and the Vendor agreed to sell the Property at the Consideration of HK$21,500,000.00 in cash.

LISTING RULES IMPLICATION

As one or more of the applicable percentage ratios set out in Rule 14.07 of the Listing Rules exceed 5% but are less than 25%, the Acquisition constitutes a discloseable transaction for the Company and is subject to the notification and announcement requirements under Chapter 14 of the Listing Rules.

INTRODUCTION

The Board is pleased to announce that on 6 May 2026 (after trading hours), the Purchaser, an indirect wholly-owned subsidiary of the Company, entered into the Agreement for Sale and Purchase with the Vendor, pursuant to which the Purchaser agreed to acquire and the Vendor agreed to sell the Property at the Consideration of HK$21,500,000.00 in cash.

The principal terms of the Agreement for Sale and Purchase are as follows:

THE AGREEMENT FOR SALE AND PURCHASE

Date: 6 May 2026 (after trading hours)

Parties:

(1) Bun Kee (International) Limited, as purchaser; and

(2) Ho King Yee Hilda, as vendor.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Vendor is an Independent Third Party.

Property

The Property to be acquired is the Ground Floor, No. 714 Shanghai Street, Kowloon, Hong Kong.

To the best of the Directors' knowledge, information, and belief, having made all reasonable enquiries, the Property is sold subject to existing tenancies. The ground floor of the Property is currently subject to tenancy between the Vendor (as lessor) and a third party (as lessee) with a monthly rental of approximately HK$70,000.00 (exclusive of rates, government rent and management fee), which tenancy commenced on 1 July 2024 and will expire on 30 June 2026. The cockloft of the Property is also subject to tenancy between the Vendor (as lessor) and a third party (as lessee) with a monthly rental of approximately HK$10,000.00 (exclusive of rates, government rent and management fee), which tenancy commenced on 1 October 2024 and will expire on 30 September 2026. To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the tenants of the Property are Independent Third Parties. Pursuant to the Agreement for Sale and Purchase, the Purchaser agreed to purchase the Property subject to such tenancies, but otherwise free from all encumbrances.

Consideration and Payment Terms

The Consideration for the Acquisition is HK$21,500,000.00, which shall be paid by the Purchaser to the Vendor in the following manner:

(i) an initial deposit of HK$2,150,000.00 (being 10% of the Consideration) shall be (and has been) paid by the Purchaser to the Vendor's solicitors as stakeholders prior to signing of the Agreement for Sale and Purchase, which shall be released to the Vendor provided that the balance of purchase price is sufficient to discharge the existing charge/mortgage against the Property (if any); and

(ii) the balance of the Consideration in sum of HK$19,350,000.00 shall be paid by the Purchaser to the Vendor's solicitors upon Completion.

The Consideration was determined after arm's length negotiations between the Purchaser and the Vendor, on normal commercial terms with reference to, among other things, (i) the prevailing market prices of comparable properties and historical transactions of a similar nature and size in the vicinity; and (ii) the current Hong Kong property market conditions.

It is expected that the Consideration will be funded by the Group's internal resources, taking into account factors such as the then interest rate and cash flow of the Group.

Completion

Subject to the terms of the Agreement for Sale and Purchase, Completion shall take place on or before 29 May 2026.

INFORMATION OF THE PARTIES

The Purchaser is an indirect wholly-owned subsidiary of the Company and its principal business is trading of construction materials, mainly pipes and fittings.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Vendor is an individual resident in Hong Kong. As at the date of this announcement, the Vendor is Independent Third Party.

REASONS FOR AND BENEFITS OF THE ACQUISITION

The Property is located at Mong Kok, one of the most commercially active districts in Hong Kong. The Group currently leases a property in close proximity to the Property for its retail operations. Upon the expiry of the existing tenancies, the Property is intended to be used by the Group for self-use as a retail store.

The Acquisition is expected to meet the operation needs of the Group and provide a strategically located premises for its retail business. The Board considers that the Acquisition will be beneficial to the Group in long term as it will reduce the Group's reliance on leased premises, thereby avoiding associated long-term rental expenses and potential rental fluctuations. In addition, the Acquisition will provide the Group with suitable premises to support its future business growth.

In view of the foregoing, the Board considers that the terms of the Agreement for Sale and Purchase are on normal commercial terms and are fair and reasonable, and that the entering into the Agreement for Sale and Purchase and the transactions contemplated thereunder are in the interests of the Company and its Shareholders as a whole.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios set out in Rule 14.07 of the Listing Rules exceed 5% but are less than 25%, the Acquisition constitutes a discloseable transaction for the Company and is subject to the notification and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms have the following meanings:

"Acquisition"	the acquisition of the Property by the Purchaser from the Vendor pursuant to the terms of the Agreement for Sale and Purchase;
"Agreement for Sale and Purchase"	the agreement for sale and purchase dated 6 May 2026 entered into between the Purchaser and the Vendor in relation to the Acquisition;
"Board"	the board of directors of the Company;
"Company"	China Pipe Group Limited, a company incorporated in Bermuda with limited liability, the Shares of which are listed on the main board of the Stock Exchange;
"Completion"	the completion of the Acquisition in accordance with the terms of the Agreement for Sale and Purchase;
"Consideration"	the consideration of the Acquisition, being HK$21,500,000.00;
"Directors"	the directors of the Company;
"Group"	the Company and its subsidiaries;
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China;
"Independent Third Party"	person who is independent of and not a connected person of the Company;
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange;
"Property"	the Ground Floor, No. 714 Shanghai Street, Kowloon, Hong Kong;
"Purchaser"	Bun Kee (International) Limited, a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company;
"Share(s)"	ordinary share(s) in the issued share capital of the Company;
"Shareholder(s)"	registered holder(s) of the Share(s);
"Stock Exchange"	The Stock Exchange of Hong Kong Limited;

"Subsidiary"	has the meaning ascribed to it in the Listing Rules;
"Vendor"	HO KING YEE HILDA, an independent third party of the Company and its connected person;
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong; and
"%"	per cent.

By order of the Board
China Pipe Group Limited
Lai Fulin
Chairman

Hong Kong, 6 May 2026

As at the date of this announcement, the Board consists of Mr. Lai Fulin and Mr. Yu Ben Ansheng as executive directors; Mr. Wong Yee Shuen, Wilson, Mr. Chen Wei Wen, Mr. Guan Zhiqiang, Mr. Wang Chaolong and Ms. Zheng Yang as independent non-executive directors.