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WING TAI PROPERTIES LIMITED

永泰地產有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 369)

DISCLOSEABLE TRANSACTION: DISPOSAL OF PROPERTY

The Directors are pleased to announce that on 17 June 2026 (after trading hours), the Seller, an indirect wholly-owned subsidiary of the Company, entered into the Contract, pursuant to which the Seller has agreed to sell, and the Buyer has agreed to purchase, the Property at the Consideration.

As one of the applicable percentage ratios of the Disposal exceeds 5% and all applicable percentage ratios are less than 25%, the Disposal constitutes a discloseable transaction of the Company and is therefore subject to the notification and announcement requirements under Chapter 14 the Listing Rules.

THE DISPOSAL

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THE CONTRACT

The principal terms of the Contract are summarized below:

Date:	17 June 2026 (after trading hours)
Seller:	New Ego Limited
Buyer:	NPLH SVR Ltd
Property:	freehold property at 1 Savile Row, London W1S 3JR with title number 164977
Consideration:	GBP31 million (equivalent to approximately HK\$325 million#)

Terms of Payment: The Consideration shall be paid by the Buyer to the Seller in the following manner:

- (i) a sum of GBP3.1 million (equivalent to approximately HK\$32 million[#]) had been paid by the Buyer to the Seller by direct transfer into the client account of the Seller's solicitors upon the signing of the Contract;
- (ii) the remaining balance of the Consideration in sum of GBP27.9 million (equivalent to approximately HK\$293 million[#]) less a retained amount of GBP134,800 (equivalent to approximately HK\$1.4 million[#]) (the "Retained Amount") will be paid by the Buyer to the Seller by direct transfer into the client account of the Seller's solicitors upon the Completion; and
- (iii) undrawn balance of the Retained Amount (if any) will be paid by the Buyer to the Seller within 10 working days following the expiry of 12 months from and including the Completion Date.

Completion Date: The Completion shall take place within 5 working days from and including the date of the Contract.

The Consideration and arrangements described above were determined after arm's length negotiation between the Seller and the Buyer.

INFORMATION OF THE PROPERTY

The Property has a net internal area of approximately 14,000 square feet of Grade A office space and premier retail space. The total rental income and net profit attributable to the Property for the years ended 31 December 2024 and 2025 were as follows:

	For the year ended 31 December 2025	For the year ended 31 December 2024
	Audited	Audited
	<i>GBP million</i>	<i>GBP million</i>
	<i>(approximately)</i>	<i>(approximately)</i>
Rental Income	0.6	0.8
Net profit before taxation	1.6	0.3
Net profit after taxation	1.6	0.3

FINANCIAL EFFECTS OF THE DISPOSAL AND PROPOSED USE OF PROCEEDS

The valuation as of 31 December 2025 of the Property made by an independent valuer amounted to GBP26.3 million (equivalent to approximately HK\$276 million[#]). It is estimated that the Group will realise a gain of approximately HK\$25 million from the Disposal, which will to be reflected in the consolidated financial statements of the Company for the financial year ending 31 December 2026. The estimated gain is made

on the basis of the Consideration, the carrying value of the Property, the estimated amount of expenses incurred and to be incurred in connection with the Disposal, and the estimated amount of taxes and exchange difference relating to the Disposal. Such calculation is only an estimate provided for illustrative purposes and the actual financial effect in respect of the Disposal is subject to review by the auditor of the Company.

The net proceeds from the Disposal after bank loan repayment of approximately HK\$198 million is intended to be utilized as general working capital of the Group.

REASONS FOR THE DISPOSAL

The Group monitors the market environment continuously and reviews its property portfolio from time to time with an aim of maximizing the return to the Shareholders on its property investment business. The Directors consider that the Disposal represents a good opportunity for the Company to realise its investment at a reasonable price.

The Directors (including the independent non-executive Directors) are of the view that the terms of the Contract are fair and reasonable and in the interests of the Company and the Shareholders as a whole and the Contract has been entered into on normal commercial terms after arm's length negotiations between the parties.

INFORMATION ABOUT THE COMPANY AND THE SELLER

The Company is an investment holding company. The principal subsidiaries of the Company are engaged in property development, property investment and management, hospitality investment and management.

The Seller is a company incorporated in the British Virgin Islands with limited liability and an indirect wholly-owned subsidiary of the Company. It is principally engaged in property investment.

INFORMATION ABOUT THE BUYER

The Buyer is a company incorporated in England and Wales limited by shares and is principally engaged in property investment. The Buyer's ultimate beneficial owner is Mr. Niels Peter Louis-Hansen.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the Buyer and its ultimate beneficial owner are third parties independent of the Group and are not connected persons (as defined under the Listing Rules) of the Company.

LISTING RULES IMPLICATIONS

As one of the applicable percentage ratios of the Disposal exceeds 5% and all applicable percentage ratios are less than 25%, the Disposal constitutes a discloseable transaction of the Company and is therefore subject to the notification and announcement requirements under Chapter 14 the Listing Rules.

DEFINITIONS

Unless otherwise defined in this announcement, the following expressions have the following meanings unless the context otherwise requires:

“Buyer”	NPLH SVR Ltd, a company incorporated in England and Wales with limited by shares;
“Completion”	completion of the Disposal;
“Company”	Wing Tai Properties Limited, a company incorporated in Bermuda with limited liability and the issued shares of which are listed on the Stock Exchange;
“Consideration”	GBP31 million (equivalent to approximately HK\$325 million [#]) being the consideration for the Disposal;
“Contract”	a contract for the sale of the Property entered into between the Seller and the Buyer on 17 June 2026
“Director(s)”	the director(s) of the Company;
“Disposal”	the disposal of the Property by the Seller to the Buyer pursuant to the terms and conditions of the Contract;
“GBP”	British pounds, the lawful currency of the United Kingdom;
“Group”	the Company and its subsidiaries;
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong;
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange;
“Property”	freehold property at 1 Savile Row, London W1S 3JR with title number 164977;
“Seller”	New Ego Limited, a company incorporated in the British Virgin Islands with limited liability and an indirect wholly-owned subsidiary of the Company;
“Shareholders”	the shareholders of the Company;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited; and
“%”	per cent.

By Order of the Board
WING TAI PROPERTIES LIMITED
Chung Siu Wah, Henry
Company Secretary and Group Legal Counsel

Hong Kong, 18 June 2026

As at the date of this announcement, the Directors are:

Executive Directors:

Cheng Wai Chee, Christopher, Cheng Wai Sun, Edward, Cheng Man Piu, Francis and Ng Kar Wai, Kenneth

Non-executive Directors:

Kwok Ping Luen, Raymond (Kwok Ho Lai, Edward as his alternate), Hong Pak Cheung, William, Chow Wai Wai, John and Chen Chou Mei Mei, Vivien

Independent Non-executive Directors:

Yeung Kit Shing, Jackson, Lam Kin Fung, Jeffrey, Lam Tin Fuk, Fred and Kwok King Man, Clement

For the purpose of this announcement and for illustrative purpose only, GBP is converted into HK\$ at rate of GBP1=HK\$10.5. No representation is made that any amounts in GBP has been or could be converted at such rate or any other rate.