

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



LITU HOLDINGS LIMITED

力圖控股有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 1008)

CONNECTED TRANSACTION IN RELATION TO ACQUISITION OF PROPERTY

THE ACQUISITION

The Board wishes to announce that on 27 August 2026 (after trading hours), the Purchaser, a wholly-owned subsidiary of the Company, entered into the Agreement with the Vendor in relation to the Acquisition for an aggregate cash consideration of HK\$12,510,000. Completion of the Acquisition shall take place on or before 5 October 2026.

IMPLICATIONS UNDER THE LISTING RULES

As at the date of this announcement, the Vendor is wholly owned by Ms. Chen Po Yee, the sister of Ms. Chen, an executive Director. Ms. Chen Po Yee is also the spouse of Mr. Cai, a controlling shareholder of the Company. Accordingly, the Vendor is an associate of Ms. Chen and Mr. Cai, and therefore a connected person of the Company, and the Acquisition constitutes a connected transaction for the Company for the purpose of the Listing Rules. As the highest applicable percentage ratio for the Acquisition is more than 0.1% but less than 5%, the Acquisition is subject to the reporting and announcement requirements but is exempt from the circular and independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

In the interest of good corporate governance and to avoid any actual or perceived conflict of interest arising from the relationship between Ms. Chen and the Vendor, Ms. Chen had abstained from voting on the relevant Board resolution. Save as disclosed above, none of the Directors has any material interest in and was required to abstain from voting on the Board resolutions in respect of the Agreement and the transaction contemplated thereunder.

INTRODUCTION

The Board wishes to announce that on 27 August 2026 (after trading hours), the Purchaser, a wholly-owned subsidiary of the Company, entered into the Agreement with the Vendor in relation to the Acquisition for an aggregate cash consideration of HK\$12,510,000.

THE AGREEMENT

Date:	27 August 2026 (after trading hours)
Vendor:	Po Global Limited
Purchaser:	Gold In Properties Limited (創金置業有限公司), a company incorporated in Hong Kong with limited liability and a wholly-owned subsidiary of the Company
Property:	Shop D on G/F Kam Chung Building, Nos. 52–58 Jaffee Road, Nos. 17–21 Fenwick Street, Wan Chai, Hong Kong The Property is being sold to the Purchaser on an “as is” basis.
Consideration and payment schedule:	The consideration is HK\$12,510,000 which is payable by the Purchaser to the Vendor in the following manner: (i) HK\$1,251,000, being 10% of the consideration, shall be paid to the Vendor’s solicitors upon signing of the Agreement by cashier’s order or by cheque issued by the Purchaser’s solicitors as deposit (the “Deposit”) and in part payment of the consideration; and (ii) HK\$11,259,000, being the remaining 90% of the consideration, shall be paid on the completion date of the Acquisition by cashier’s order or by cheque issued by the Purchaser’s solicitors and/or by the mortgagee’s solicitors. All ad valorem stamp duty shall be borne by the Purchaser.
Completion date:	On or before 5 October 2026

If the Purchaser shall fail to complete the purchase in accordance with the terms and conditions of the Agreement (otherwise than due to the default of the Vendor), the Deposit shall be absolutely forfeited by the Vendor who may rescind the Agreement and resell the Property as a whole or in lots, by public auction or by private contract, or partly by the one and partly by the other, and subject to such conditions and stipulations as to title or otherwise as the Vendor may think fit. Any deficiency arising from such resale and all reasonable expenses attending the same shall be made good and paid by the Purchaser as and for liquidated damages, and any increase in price realised by any such resale shall belong to the Vendor.

If the Vendor fails (other than due to the default of the Purchaser) to complete the sale in accordance with the terms of the Agreement, all deposits and all moneys paid by the Purchaser to the Vendor shall be forthwith returned to the Purchaser in full who shall also be entitled to recover from the Vendor such damages (if any) over and above the said deposits and moneys as the Purchaser may sustain by reason of such failure on the part of the Vendor.

The parties are not prevented from bringing an action and obtaining a decree for specific performance of the Agreement either in lieu of the aforesaid damages or in addition to such damages as the party bringing such action may have sustained by reason of the breach by the other party to the Agreement.

Consideration

The consideration for the Acquisition was arrived at after arm's length negotiations between the Vendor and the Purchaser by reference to information available to the Group based on discussions made with its property agent and the indicative value of the Property as assessed by the Valuer of HK\$13,800,000 as at 1 July 2026 using market approach, and the recent transactions of the property market in Hong Kong for properties in the vicinity of the Property.

The Valuer adopted the market approach which is universally considered as the most accepted valuation approach for valuing most forms of property. The market approach is suitable when there are frequent and/or recent observable transactions of comparable properties in the market. As sufficient market comparables are identified for the valuation of the Property, the market approach has been adopted. The Valuer has inspected the Property, and reviewed information relating to the Property, particulars of occupancy and other relevant matters, subject to limitations such as the reliance on the truth and accuracy of the information provided. The Valuer has also adopted major assumptions, including that the Vendor sells the Property on the open market without the benefit of a deferred term contract or any similar arrangement, the Property is free from encumbrances, restrictions and outgoings, and that the owner has free and uninterrupted rights to use the Property for the whole of the unexpired term of the leasehold interests.

In conducting the valuation, the Valuer has identified 5 retail sale comparables on an exhaustive basis based on the selection criteria that include a property type of a ground floor retail unit situated within the same district and along a main street, a size of not less than 500 sq. ft., a time criterion of having entered into a sale instrument within 30 months from the valuation date, and a building age of being completed after 1960, with appropriate adjustments to the unit rate of each comparable to account for differences in attributes, such as time, location, building age and building quality. In line with the selection criteria, the 5 comparables are all retail units located on the ground floor of buildings in Wan Chai with saleable area between 260 sq. ft. and 470 sq. ft., and they were completed between 1965 and 1984. The comparables were transacted between June 2024 and November 2025. After due adjustments to the selected comparables, the adopted saleable unit rate of the Property is HK\$50,200/sq. ft., resulting in the indicative value of HK\$13,800,000 for the Property as at 1 July 2026.

The consideration for the Acquisition will be financed by internal resources of the Group.

Information of the Vendor

To the best of the knowledge, information and belief, having made all reasonable enquiries, the Vendor is a company incorporated in the British Virgin Islands with limited liability which is principally engaged in property investment, and its ultimate beneficial owner is Ms. Chen Po Yee, the sister of Ms. Chen, an executive Director, and also the spouse of Mr. Cai, a controlling shareholder of the Company.

Information of the Property

The Property is a retail unit located on the ground floor of a commercial building named “Kam Chung Building” in a prime location in Wan Chai, Hong Kong. The saleable area of the Property is approximately 275 sq. ft.

Based on the information provided by the Vendor, (i) the original acquisition cost of the Property (inclusive of stamp duty, legal fees and other expenses) to the Vendor is approximately HK\$12.5 million; and (ii) during the two financial years ended 31 December 2024 and 2025, and as at the date of this announcement, the Property has not been subject to tenancy. Accordingly, there was no rental income derived from the Property in the two financial years ended 31 December 2024 and 2025. Upon completion, the Vendor shall deliver vacant possession of the Property to the Purchaser.

REASONS FOR AND THE BENEFITS OF THE ACQUISITION

The Group is principally engaged in the provision of the printing of cigarette packages, manufacturing of paper packaging materials, printing of packages and decoration matters, research and development on printing technology, wholesale, import and export of the packaging products and other related services, and leasing of investment properties.

The Acquisition represents a strategic opportunity for the Group to further expand and strengthen its investment property portfolio and is in line with its strategy of enhancing its property leasing business and broadening its revenue base. The Property is located in the same building as the properties previously acquired by the Group as disclosed in the announcement of the Company dated 25 March 2025 and the circular of the Company dated 26 May 2025, the acquisition of which was completed in June 2025. The Board considers that the Acquisition will further consolidate the Group’s ownership interest in “Kam Chung Building” and enhance the overall management flexibility of its property portfolio within the building and the investment value. Following completion of the Acquisition, the Group intends to refurbish the Property for leasing out with a view to generating recurring and stable rental income for the Group and enhancing the long-term value of the Group’s investment property portfolio.

In addition, having considered that the consideration represents a discount of approximately 5.8% to the indicative value of the Property, the Board considers that the Acquisition is on favourable commercial terms and provides the Group with an opportunity to acquire a quality property at a price below its indicative value. The Board also notes that the Hong Kong property market has recently exhibited signs of gradual stabilisation and recovery, and the Acquisition thus provides an opportunity for the Group to capture the potential benefits of future rental growth and capital appreciation.

In view of the above, the Directors (including the independent non-executive Directors but excluding Ms. Chen who had abstained from voting) are of the view that the terms of the Acquisition are fair and reasonable, on normal commercial terms or better and in the ordinary and usual course of business of the Group, and are in the interests of the Company and the Shareholders as a whole.

IMPLICATIONS UNDER THE LISTING RULES

As at the date of this announcement, the Vendor is wholly owned by Ms. Chen Po Yee, the sister of Ms. Chen, an executive Director. Ms. Chen Po Yee is also the spouse of Mr. Cai, a controlling shareholder of the Company. Accordingly, the Vendor is an associate of Ms. Chen and Mr. Cai, and therefore a connected person of the Company, and the Acquisition constitutes a connected transaction for the Company for the purpose of the Listing Rules. As the highest applicable percentage ratio for the Acquisition is more than 0.1% but less than 5%, the Acquisition is subject to the reporting and announcement requirements but is exempt from the circular and independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

In the interest of good corporate governance and to avoid any actual or perceived conflict of interest arising from the relationship between Ms. Chen and the Vendor, Ms. Chen had abstained from voting on the relevant Board resolution. Save as disclosed above, none of the Directors has any material interest in and was required to abstain from voting on the Board resolutions in respect of the Agreement and the transaction contemplated thereunder.

DEFINITIONS

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

“Acquisition”	the proposed acquisition of the Property by the Purchaser from the Vendor pursuant to the Agreement
“Agreement”	the agreement for sale and purchase dated 27 August 2026 entered into between the Vendor and the Purchaser in relation to the sale and purchase of the Property
“associate(s)”	has the meaning ascribed to it under the Listing Rules
“Board”	the board of Directors
“Company”	Litu Holdings Limited, a company incorporated in the Cayman Islands with limited liability and the issued Shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 1008)
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“Hong Kong”	Hong Kong Special Administrative Region of the People's Republic of China

“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Mr. Cai”	Mr. Cai Xiao Ming, David, a controlling shareholder of the Company
“Ms. Chen”	Ms. Chen Lin Lin Caddie, an executive Director
“Property”	Shop D on G/F Kam Chung Building, Nos. 52–58 Jaffee Road, Nos. 17–21 Fenwick Street, Wan Chai, Hong Kong
“Purchaser”	Gold In Properties Limited (創金置業有限公司), a company incorporated in Hong Kong with limited liability and a wholly-owned subsidiary of the Company
“Share(s)”	ordinary share(s) of HK\$0.005 each in the share capital of the Company
“Shareholder(s)”	holder(s) of issued Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Valuer”	Vincorn Consulting and Appraisal Limited, an independent professional valuer
“Vendor”	Po Global Limited, a company incorporated in the British Virgin Islands with limited liability and the registered owner of the Property
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“sq. ft.”	square feet
“%”	per cent.

By Order of the Board
Litu Holdings Limited
Mr. Huang Wanru
Chairman

Hong Kong, 27 August 2026

As at the date of this announcement, the Board comprises two executive Directors, namely, Mr. Huang Wanru (Chairman) and Ms. Chen Lin Lin Caddie, one non-executive Director, namely, Ms. Li Li, and three independent non-executive Directors, namely, Mr. Lam Ying Hung, Andy, Mr. Siu Man Ho, Simon and Dr. Wan Xiaoxia.