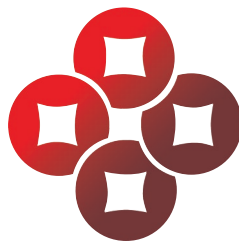


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小魚盈通控股有限公司

SMART FISH WEALTHLINK HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 139)

DISCLOSEABLE TRANSACTION: ACQUISITION OF PROPERTY

On 8 September 2026, the Purchaser entered into the Agreement with the Vendor pursuant to which the Vendor agreed to sell and the Purchaser agreed to acquire the Property for a total consideration of HK\$20,000,000, the consideration of which shall be set off against part of the Outstanding Sums owed by the Vender to the Lender on a dollar-to-dollar basis. After the set off, the remaining Outstanding Sums owed by the Borrower to the Lender will be approximately HK\$13.9 million.

As the relevant percentage ratio(s) exceed 5% but all relevant percentage ratios are below 25%, the Acquisition and the transactions contemplated thereunder constitute a discloseable transaction on the part of the Company under Chapter 14 of the Listing Rules and are subject to the announcement under Chapter 14 of the Listing Rules.

THE ACQUISITION

On 8 September 2026, the Purchaser entered into the Agreement with the Vendor pursuant to which the Vendor agreed to sell and the Purchaser agreed to acquire the Property for a total consideration of HK\$20,000,000.

The Agreement

Date: 8 September 2026

Parties: (1) Vendor
(2) Purchaser

The Borrower is a company incorporated in Hong Kong with limited liability and is principally engaged in investment holdings. To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the ultimate beneficial owner of the Borrower is Shio Tian Ho and the Borrower and its ultimate beneficial owner(s) are Independent Third Parties.

The Purchaser is a wholly owned subsidiary of the Company established in the Hong Kong with limited liability.

Assets to be acquired

Pursuant to the Agreement, the Purchaser has agreed to acquire and the Vendor has agreed to sell the Property in accordance with the terms of the Agreement.

Consideration

As at the date of the Agreement, the Borrower owed the Lender aggregated sums of approximately HK\$33.9 million (the “**Outstanding Sums**”).

The Lender is a wholly owned subsidiary of the Company incorporated in Hong Kong with limited liability and a licensed money lender corporation in Hong Kong under the Money Lenders Ordinance.

The total consideration payable by the Purchaser to the Vendor under the Agreement is HK\$20,000,000. The parties agree that the consideration under the Agreement shall be settled by set off against part of the Outstanding Sums owed by the Borrower to the Lender on a dollar-to-dollar basis (or such other method of payment as the Vendor and the Purchaser may agree). After the set off, the remaining Outstanding Sums owed by the Borrower to the Lender will be approximately HK\$13.9 million.

The consideration for the Acquisition was determined with reference to the valuation on the Property and arrived at after arm's length negotiations between the relevant parties to the Agreement. The Group has obtained an independent valuation on the Property, which justify the consideration. The Directors (including the independent non-executive Directors) consider the terms of the Acquisition (including but not limited to the consideration) to be fair and reasonable and on normal commercial terms and are in the interests of the Company and the Shareholders as a whole.

Completion

Completion is expected to take place on or before 20 November 2026.

Immediately after Completion, the Purchaser will have the entire right of uses for the whole Property.

INFORMATION ON THE PROPERTY

The Property is a Hong Kong residential property located at The Waterfront, No.1 Austin Road West, Kowloon, Hong Kong. Based on the valuation on the Property based on market approach, the market value of the Property is approximately HK\$20,500,000.

On Completion, the Vendor shall deliver to the Purchaser vacant possession of the Property.

The Purchaser intends to utilise the Property as staff dorm for the Group's staff after Completion.

REASONS FOR THE ACQUISITION

The Group is principally engaged in securities and futures dealing business, financial investments and money lending business. As disclosed in the announcements of the Company dated 2 October and 21 October 2025, the Group has also commenced its short drama business with adoption of AI technologies.

The Directors consider that the Acquisition represents an opportunity to participate in the Hong Kong property market. As noted from the CBRE article, the outlook for Hong Kong residential properties market remains broadly positive and there are opportunities in future growth (<https://www.cbre.com.hk/insights/articles/hong-kong-residential-property-market-2026>). The Group intends to hold the Property as long term investment and will have the opportunity from the long-term appreciation of the price in Hong Kong residential properties. It is further noted that the consideration will be settled by way of setting off against the Outstanding Sums, which would mean that there shall be no cash outflow on the part of the Group for the Acquisition.

In view of the possibility of future long-term appreciation in value of the Property and there be no cash outflow on the part of the Group for the Acquisition, the Directors believe that the Acquisition would be beneficial to the Group. Taking into consideration of the aforesaid, the Directors consider that the terms of the Acquisition are fair and reasonable and are on normal commercial terms and are in the interests of the Company and the Shareholders as a whole.

LISTING RULES IMPLICATION

As the relevant percentage ratio(s) exceed 5% but all relevant percentage ratios are below 25%, the Acquisition and the transactions contemplated thereunder in aggregate constitute a discloseable transaction on the part of the Company under Chapter 14 of the Listing Rules and are subject to the announcement under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions shall have the following meanings when used herein:

“Acquisition”	the acquisition of the Property as contemplated under the Agreement
“Agreement”	the agreement dated 8 September 2026 and entered into, between the Purchaser and the Vendor in respect of the sale and purchase of the Property
“associates”	has the meaning ascribed to it under the Listing Rules
“Board”	board of the Directors
“Borrower” or “Vendor”	Billion Start Enterprise Limited
“Company”	Smart Fish Wealthlink Holdings Limited, a company incorporated in Bermuda with limited liability and the issued Shares are listed on Main Board of the Stock Exchange
“Completion”	completion of the Acquisition in accordance with the terms of the Agreement
“Completion Date”	on or before 20 November 2026
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	director(s) of the Company from time to time
“Group”	the Company together with its subsidiaries
“Hong Kong”	Hong Kong Special Administrative Region of the PRC
“Independent Third Party(ies)”	any person(s) or company(ies) and their respective ultimate beneficial owner(s), to the best of the Directors’ knowledge, information and belief having made all reasonable enquiries, are not core connected persons of the Company and are third parties independent of the Company and its core connected persons in accordance with the Listing Rules
“Lender”	Top Billion Finance Limited, a company incorporated in Hong Kong with limited liability and a wholly owned subsidiary of the Company
“Listing Rules”	The Rules Governing the Listing of Securities on the Stock Exchange

“PRC”	The People’s Republic of China
“Property”	the residential property located in The Waterfront, No. 1 Austin Road West, Kowloon, Hong Kong to be acquired by the Purchaser under the Acquisition
“Purchaser”	Central Wealth Enterprises Limited, a wholly owned subsidiary of the Company
“Share(s)”	ordinary share(s) in the share capital of the Company
“Shareholder(s)”	holder(s) of the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“HK\$”	Hong Kong dollar(s), the lawful currency of Hong Kong
“%”	per cent.

By order of the Board
Smart Fish Wealthlink Holdings Limited
Chen Xiaodong
Executive Director

Hong Kong, 8 September 2026

As at the date of this announcement, the Board comprises the following Directors:

Executive Directors

Mr. Chen Changjiong (*Chairman*)
Mr. Chen Xiaodong (*Vice Chairman*)
Mr. Yu Qingrui
Mr. Wang Jinsong
Mr. Pang Min Quan

Independent non-executive Directors

Mr. Chan Ngai Fan
Mr. Wu Ming
Ms. Li Meifeng

* *for identification purpose only*