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WINFULL GROUP HOLDINGS LIMITED

宏輝集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 183)

CONTINUING CONNECTED TRANSACTION TENANCY AGREEMENTS

On 11 September 2026, the Board announces that Monilea, a wholly owned subsidiary of the Company, as landlord has entered into the Tenancy Agreement with iOne as tenant for a term of two years commencing from 21 September 2026.

In addition to the Tenancy Agreement, Clear Access, another wholly owned subsidiary of the Company, as landlord had entered into the IT Tenancy Agreement with iOne Translation, a fellow subsidiary of iOne, as tenant for a term of two years commencing from 1 July 2025.

The transactions aggregate contemplated under the Tenancy Agreements constitute continuing connected transactions on the part of the Company under Chapter 14A of the Listing Rules. As each of the applicable percentage ratios in respect of the aggregate annual cap for the Tenancy Agreements is less than 25% and the annual consideration is less than HK\$10,000,000, the transactions contemplated under the Tenancy Agreements are subject to the reporting, announcement and annual review requirements under Chapter 14A of the Listing Rules but is exempt from the circular and independent Shareholders' approval requirements.

NEW TENANCY AGREEMENT

The Board announces that Monilea, a wholly owned subsidiary of the Company, as landlord has entered into the Tenancy Agreement with iOne as tenant for a term of two years commencing from 21 September 2026.

The particulars of the Tenancy Agreement are set out below:

Date of Tenancy Agreement

11 September 2026

Parties

- (i) Monilea as landlord; and
- (ii) iOne as tenant

iOne is a financial printing company and is wholly and beneficially owned by Mr. Pong, who is an executive Director and a controlling Shareholder. iOne is an associate of Mr. Pong and is accordingly a connected person to the Company as defined under the Listing Rules. Furthermore, Mr. Lee, who is an executive Director, is also a director of iOne.

Premises

15th Floor, Far East Consortium Building, No. 121 Des Voeux Road Central, Hong Kong

Gross Floor Area

7,303 sq. ft.

Term

Two (2) years commencing from 21 September 2026

Rent and Annual Caps

The monthly rent under the Tenancy Agreement shall be HK\$200,000. iOne shall enjoy six months rent-free periods for the periods from (a) 21 September 2026 to 20 December 2026; and (b) 21 September 2027 to 20 December 2027. Based on the monthly rental payment under (i) the Tenancy Agreement; and (ii) the Previous Tenancy Agreement, the aggregate annual caps for the transactions contemplated under the Tenancy Agreement for each of the two coming years are set out as follow:

	For the year ending 30 June	
	2027	2028
	<i>HK\$</i>	<i>HK\$</i>
Previous Tenancy Agreement	448,000	–
Tenancy Agreement	<u>1,400,000</u>	<u>1,800,000</u>
Aggregate rental payment	1,848,000	1,800,000
Annual caps	<u>1,848,000</u>	<u>1,800,000</u>

In addition to the Tenancy Agreement, Clear Access, another wholly owned subsidiary of the Company, as landlord had entered into the IT Tenancy Agreement with iOne Translations, which is a fellow subsidiary of iOne and is wholly and beneficially owned by Mr. Pong, as tenant for a term of two years commencing from 1 July 2025. The monthly rent of IT Tenancy Agreement is HK\$38,800. iOne Translations enjoy two months rent-free periods for the period from 1 July 2025 to 31 August 2025. Based on the monthly rental payment under (i) the Tenancy Agreements; and (ii) the Previous Tenancy Agreement, the aggregate annual caps for the transactions contemplated under the Tenancy Agreements for each of the two coming years are set out as follow:

	For the year ending 30 June	
	2027	2028
	<i>HK\$</i>	<i>HK\$</i>
Previous Tenancy Agreement	448,000	–
Tenancy Agreement	1,400,000	1,800,000
IT Tenancy Agreement	426,792	–
Aggregate rental payment	2,274,792	1,800,000
Annual caps	<u>2,274,792</u>	<u>1,800,000</u>

The monthly rent of the Tenancy Agreements are determined after arm's length negotiations with reference to the monthly rental of other similar premises in the Hong Kong market and the professional valuation report issued by Ascent Partners Valuation Service Limited dated 10 September 2026 and 3 June 2025, respectively.

REASONS FOR THE TRANSACTION

The Company is an investment holding company and is the holding company of the Group. The Group is principally engaged in investment, trading and development of properties and securities investment and trading.

Monilea is an indirectly wholly-owned subsidiary of the Company and is principally engaged in the business of property investment in Hong Kong.

The Directors consider that it is in the commercial interests of the Company since Monilea receives recurring rentals in connection with the Office Premises. Since iOne is a connected person to the Company, on the same commercial terms as would be offered to third parties, Monilea would prefer to rent the Office Premises to iOne whose business the Directors are familiar with.

The terms of the Tenancy Agreement were arrived at after arm's length negotiations between the Company and iOne with reference to the market terms of similar office properties in Hong Kong and the professional valuation report issued by Ascent Partners Valuation Service Limited dated 10 September 2026.

The Directors, including the independent non-executive Directors, consider that the transactions contemplated under the Tenancy Agreements are in the ordinary and usual course of business of the Company and the terms of the Tenancy Agreements are based on normal commercial terms and are fair and reasonable and in the interests of the Company and the independent Shareholders as a whole.

Mr. Pong, being an executive Director who has a material interest in the transaction contemplated under the Tenancy Agreement, has abstained from voting on the relevant board resolutions of the Company approving the same. Mr. Lee, who is common director of the Company and iOne, has also abstained from voting on the relevant board resolutions of the Company approving the same due to his potential conflict of interests.

LISTING RULES IMPLICATIONS

iOne is a financial printing company wholly and beneficially owned by Mr. Pong, who is an executive Director and a controlling Shareholder. Mr. Pong directly or indirectly owned 387,601,566 Shares in total (representing approximately 68.37% of the issued share capital of the Company as at the date of this announcement), out of which 52,959,600 Shares were directly held by Mr. Pong and 334,641,966 Shares were held through Virtue Partner (a company wholly-owned by Mr. Pong). Accordingly, iOne is a connected person to the Company as defined under the Listing Rules.

iOne Translations is a translation company, which is a fellow subsidiary of iOne and is wholly and beneficially owned by Mr. Pong. iOne Translations is an associate of Mr. Pong and is accordingly a connected person to the Company as defined under the Listing Rules.

The transaction contemplated under each of the Tenancy Agreement and the IT Tenancy Agreement constitute a continuing connected transaction on the part of the Company under Chapter 14A of the Listing Rules. As all the percentage ratios (other than the profits ratio) in respect of the aggregate annual cap under each of the Tenancy Agreement and the IT Tenancy Agreement are below 5% and the aggregate annual consideration is less than HK\$3,000,000, the transactions contemplated under each of the Tenancy Agreement and the IT Tenancy Agreement constitute de minimis transaction under Chapter 14A of the Listing Rules and is fully exempted.

The transactions contemplated under the Tenancy Agreements constitute continuing connected transactions on the part of the Company under Chapter 14A of the Listing Rules. As each of the applicable percentage ratios in respect of the aggregate annual cap for the Tenancy Agreements is less than 25% and the annual consideration is less than HK\$10,000,000, the transactions contemplated under the Tenancy Agreements are subject to the reporting and announcement requirements under Chapter 14A of the Listing Rules but is exempt from the independent Shareholders' approval requirements.

DEFINITIONS

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

“associate”	has the meanings as defined in the Listing Rules
“Board”	the board of Directors
“Clear Access”	Clear Access Global Limited, a company incorporated in British Virgin Islands and is a wholly owned subsidiary of the Company
“Company”	Winfull Group Holdings Limited, a company incorporated in the Cayman Islands with limited liability, the issued Shares of which are listed on the Main Board of the Stock Exchange
“connected person(s)”	has the meaning ascribed to this term under the Listing Rules
“Directors”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“iOne”	iOne Financial Press Limited, a company incorporated in Hong Kong and is wholly and beneficially owned by Mr. Pong
“iOne Translation”	iOne Translation Company Limited, a company incorporated in Hong Kong and a fellow subsidiary of iOne and is also wholly and beneficially owned by Mr. Pong
“IT Tenancy Agreement”	the tenancy agreement dated 11 June 2025 entered into between the Clear Access as landlord and iOne Translation as tenant
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Monilea”	Monilea Limited, a company incorporated in British Virgin Islands and is a wholly owned subsidiary of the Company
“Mr. Lee”	Mr. Lee Wing Yin, an executive Director

“Mr. Pong”	Mr. Pong Wilson Wai San, an executive Director and a controlling Shareholder
“Office Premises”	the premises located at 15th Floor, Far East Consortium Building, No. 121 Des Voeux Road Central, Hong Kong
“Previous Tenancy Agreement”	the tenancy agreement dated 16 August 2024 entered into between the Monilea as landlord and iOne as tenant for a term of two years commencing from 21 September 2024 to 20 September 2026
“Share(s)”	share(s) of HK\$0.1 each in the share capital of the Company
“Shareholder(s)”	holder(s) of the issued Share(s)
“sq. ft.”	square feet
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Tenancy Agreement”	the tenancy agreement dated 11 September 2026 entered into between the Monilea as landlord and iOne as tenant
“Tenancy Agreements”	the Tenancy Agreement and the IT Tenancy Agreement
“Virtue Partner”	Virtue Partner Group Limited, a company incorporated in British Virgin Islands with limited liability and wholly owned by Mr. Pong
“%”	per cent.

By order of the board of directors of
Winfull Group Holdings Limited
Pong Wilson Wai San
Chairman

Hong Kong, 11 September 2026

As at the date of this announcement, the Company’s executive directors are Mr. Pong Wilson Wai San and Mr. Lee Wing Yin, and the Company’s independent non-executive directors are Mr. Koo Fook Sun Louis, Ms. Yeung Wing Yan Wendy and Mr. Liu Tsee Ming respectively.