CHINLINK INTERNATIONAL HOLDINGS LIMITED

普 匯 中 金 國 際 控 股 有 限 公 司 *

(Incorporated in Bermuda with limited liability)

(Stock Code: 0997)

DISCLOSEABLE TRANSACTION IN RELATION TO TENANCY AGREEMENT

On 17 August 2026, the Company as tenant entered into the Tenancy Agreement with the Landlord in relation to the leasing of the Premises for a term of thirty-five months commencing on 1 October 2026 and expiring on 31 August 2029 (both days inclusive) for the office in Hong Kong.

IMPLICATIONS UNDER THE LISTING RULES

Pursuant to HKFRS 16, the entering into of the Tenancy Agreement by the Company as tenant will require the Group to recognise the Premises as a right-of-use asset. Therefore, the entering into of the Tenancy Agreement will be regarded as an acquisition of asset by the Group under the Listing Rules. The unaudited value of right-of-use asset recognised by the Group under the Tenancy Agreement amounted to approximately HK$2.5 million.

As the highest applicable percentage ratio as defined under the Listing Rules in respect of the transaction contemplated under the Tenancy Agreement based on the value of the right-of-use asset to be recognised by the Group pursuant to HKFRS 16 is more than 5% and below 25%, the entering into of the Tenancy Agreement constitutes a discloseable transaction for the Company and is subject to the notification and announcement requirements but exempt from shareholders' approval requirement under Chapter 14 of the Listing Rules.

* *For identification purpose only*

INTRODUCTION

The Board announces that on 17 August 2026, the Company as tenant entered into the Tenancy Agreement with the Landlord in relation to the leasing of the Premises for a term of thirty-five months commencing on 1 October 2026 and expiring on 31 August 2029 (both days inclusive) for the office in Hong Kong.

TENANCY AGREEMENT

The principal terms of the Tenancy Agreement are summarised below:

Date:	17 August 2026
Parties:	(1) the Company as tenant (the "**Tenant**"); and (2) the Landlord. To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Landlord and its ultimate beneficial owners are Independent Third Parties as at the date of this announcement.
Premises:	Suites 3216-3218 on the Thirty Second Floor, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong.
Gross Area:	approximately 2,500 square feet.
Use:	For office of Hong Kong.
Term:	Thirty-five months commencing on 1 October 2026 and expiring on 31 August 2029 (both days inclusive) with three-month rent-free period in total during the entire tenancy period.
Rent:	The rent shall be HK$90,000 per month (exclusive of rates, management fees and air-conditioning charges and other outgoings) and paid monthly in advance on the first day of each calendar month.
Total consideration payable:	The total consideration payable under the Tenancy Agreement (i.e. excluding the Government rates, air- conditioning charges and utility and other charges) for the term by the Company is estimated to be approximately HK$2.9 million. The consideration payable under the Tenancy Agreement is expected to be funded by the internal resources of the Group.
Deposit:	A cash deposit of approximately HK$358,000.

REASONS FOR AND BENEFITS OF ENTERING INTO THE TENANCY AGREEMENT

The Group is principally engaged in property investment and provision of financial services in the PRC and Hong Kong. The Group intends to use the Premises as the headquarter of the Group in Hong Kong in future.

The terms of the Tenancy Agreement were determined after an arm's length negotiation between the Company and Landlord after taking into account the prevailing market rent, lease terms of similar premises in the proximity of the Premises. The Directors are of the view that the entering into of the Tenancy Agreement and the terms and conditions thereof are fair and reasonable and in the interests of the Company and its shareholders as a whole.

INFORMATION OF THE PARTIES

The Group and the Company

The Company is an investment holding company. The Group is principally engaged in property investment and provision of financial services in the PRC and Hong Kong.

Landlord

The Landlord is principally engaged in property leasing business. To the best of the Directors' knowledge, information and belief and having made all reasonable enquiries, the Landlord and its respective ultimate beneficial owner(s) are Independent Third Parties.

IMPLICATIONS OF THE LISTING RULES

Pursuant to HKFRS 16, the entering into of the Tenancy Agreement by the Company as tenant will require the Group to recognise the Premises as a right-of-use asset. Therefore, the entering into of the Tenancy Agreement will be regarded as an acquisition of asset by the Group under the Listing Rules. The unaudited value of right-of-use asset recognised by the Group under the Tenancy Agreement amounted to approximately HK$2.5 million.

As the highest applicable percentage ratio as defined under the Listing Rules in respect of the transaction contemplated under the Tenancy Agreement based on the value of the right-of-use asset to be recognised by the Group pursuant to HKFRS 16 is more than 5% and below 25%, the entering into of the Tenancy Agreement constitutes a discloseable transaction for the Company and is subject to the notification and announcement requirements but exempt from shareholders' approval requirement under Chapter 14 of the Listing Rules.

DEFINITIONS

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

"Board"	the board of Directors;
"Company"	Chinlink International Holdings Limited, a company incorporated in Bermuda whose shares are listed on the main board of the Stock Exchange (Stock Code: 0997);
"Director(s)"	the director(s) of the Company;
"Group"	the Company and its subsidiaries;
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong;
"HKFRS 16"	Hong Kong Financial Reporting Standard 16 Leases which includes standards and interpretations promulgated by the Hong Kong Institute of Certified Public Accountants;
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China;
"Independent Third Party(ies)"	a third party or third parties independent of and not connected with the Company and its subsidiaries and their respective connected persons (as defined in the Listing Rules);
"Landlord"	Shui On Centre Company Limited, a company incorporated in Hong Kong and principally engaged in property leasing business. The Landlord is wholly-owned by SOC Holdings Limited, a company incorporated in British Virgin Islands and both of the Landlord and its ultimate beneficial owner are Independent Third Parties.
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange;
"Premises"	Suites 3216-3218 on the Thirty Second Floor, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong;
"Stock Exchange"	The Stock Exchange of Hong Kong Limited;

"Tenancy Agreement"	the tenancy agreement dated 17 August 2026 and entered into between the Company as tenant and Shui On Centre Company Limited as landlord in respect of the Premises;
"%"	per cent.

By order of the Board
Chinlink International Holdings Limited
Li Weibin
Chairman

Hong Kong, 22 September 2026

As at the date of this announcement, the Board comprises two executive Directors, namely Mr. Li Weibin and Mr. Siu Wai Yip; a non-executive Director, namely Mr. Kwok Chi Lap; and three independent non-executive Directors, namely Dr. Ho Chung Tai, Raymond, Ms. Lai Ka Fung, May and Ms. Chan Sim Ling, Irene.