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(Incorporated in the Cayman Islands with limited liability)

(Stock code: 540)

DISCLOSEABLE TRANSACTION IN RELATION TO THE CONSTRUCTION AND RENOVATION CONTRACTS

THE CONSTRUCTION AND RENOVATION CONTRACTS

On 25 September 2026 (after trading hours), Speedy Dongguan, an indirect wholly-owned subsidiary of the Company, entered into the Renovation Contract II with Shenzhen Jinjun as the contractor, pursuant to which Shenzhen Jinjun shall undertake the Renovation Works II on 6/F of the Premises.

Prior to entering into the Renovation Contract II, Speedy Dongguan entered into the Construction Contract and the Renovation Contract I with Shenzhen Jinjun as the contractor on 21 April 2026 and 25 May 2026, respectively, pursuant to which Shenzhen Jinjun shall undertake the Construction Works on 5/F and 6/F of the Premises and the Renovation Works I on 5/F of the Premises, respectively.

LISTING RULES IMPLICATIONS

As all applicable percentage ratios (as defined under the Listing Rules) in respect of each of the Construction Contract, the Renovation Contract I and the Renovation Contract II on a standalone basis are less than 5%, each of the Construction Contract, the Renovation Contract I and the Renovation Contract II does not constitute a notifiable transaction of the Company and is not subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

However, as the Construction and Renovation Contracts were entered into between Speedy Dongguan and Shenzhen Jinjun within a 12-month period, they are required to be aggregated as a series of transactions pursuant to Rule 14.22 of the Listing Rules.

As one or more applicable percentage ratios in respect of the Construction and Renovation Contracts on an aggregate basis are more than 5% but all applicable percentage ratios are less than 25%, the Construction and Renovation Contracts constitute discloseable transactions of the Company and are subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

INTRODUCTION

On 25 September 2026 (after trading hours), Speedy Dongguan, an indirect wholly-owned subsidiary of the Company, entered into the Renovation Contract II with Shenzhen Jinjun as the contractor, pursuant to which Shenzhen Jinjun shall undertake the Renovation Works II on 6/F of the Premises.

Prior to entering into the Renovation Contract II, Speedy Dongguan entered into the Construction Contract and the Renovation Contract I with Shenzhen Jinjun as the contractor on 21 April 2026 and 25 May 2026, respectively, pursuant to which Shenzhen Jinjun shall undertake the Construction Works on 5/F and 6/F of the Premises and the Renovation Works I on 5/F of the Premises, respectively.

THE CONSTRUCTION CONTRACT

The principal terms of the Construction Contract are summarised as follows:

Date: 21 April 2026

Parties:

- (i) Speedy Dongguan; and
- (ii) Shenzhen Jinjun as the contractor.

Construction Works: The construction works to be carried out on 5/F and 6/F of the Premises shall include but not limited to the followings:

- (i) construction of steel and reinforced-concrete structures;
- (ii) demolition, alteration and construction of walls, including plastering, grooving and repairs;
- (iii) installation of exhaust, sewage and waste-discharge risers, including forming floor openings for ventilation and smoke shafts;
- (iv) other works required in accordance with the drawings and specifications to achieve the intended functionality and finishes;
- (v) coordination with other contractors and completion of all interface and final finishing works; and
- (vi) protection of completed works, removal of waste and final cleaning.

Construction period: 30 March 2026 to 5 June 2026

Warranty period:	The warranty period shall be determined in accordance with applicable PRC laws and regulations and commences on the day following completion acceptance and delivery.
Contract price:	The lump-sum contract price for the Construction Works shall be approximately RMB2,129,000 (inclusive of value-added tax) (equivalent to approximately HK\$2,487,000).
Payment terms:	Progress payments shall be made every 15 days. Shenzhen Jinjun shall submit to Speedy Dongguan the progress payment request for each period by the 8th and 23rd of each month, and Speedy Dongguan shall pay 80% of the value of works completed during the relevant period within seven days after review. Within seven days of the completion, acceptance and final settlement, Speedy Dongguan shall pay the balance of up to 100% of the final contract amount.

THE RENOVATION CONTRACT I

The principal terms of the Renovation Contract I are summarised as follows:

Date:	25 May 2026
Parties:	(i) Speedy Dongguan; and (ii) Shenzhen Jinjun as the contractor.
Renovation Works I:	The renovation works to be carried out on 5/F of the Premises shall include but not limited to the followings: (i) painting and surface preparation works, including the application of water-resistant paint to interior, balcony and bathroom walls; (ii) wall and floor finishes, including tiling, composite flooring, skirting boards, edge trims and threshold stones; (iii) ceiling works, including the enclosure and finishing of steel staircases and beams; (iv) installation of doors, windows, door frames and smart locks, including concealed fire-hydrant cabinet doors and associated finishing works; (v) water supply and drainage works, including pipework, valves, taps, floor drains and air-conditioning drainage;

- (vi) waterproofing works for bathrooms and balconies, and installation of sanitary fittings;
- (vii) electrical and low-voltage works, including conduits, wiring, distribution boxes, cable trays, switches, sockets, lighting and network facilities;
- (viii) installation of exhaust fans, ventilation shafts and smoke-extraction shafts;
- (ix) other works required in accordance with the drawings and specifications to achieve the intended functionality and finishes;
- (x) coordination with other contractors and completion of all interface and final finishing works; and
- (xi) protection of completed works, removal of waste and final cleaning.

Renovation period: 1 June 2026 to 30 September 2026

Warranty period: The warranty period shall be determined in accordance with applicable PRC laws and regulations and commences on the day following completion acceptance and delivery.

Contract price: The lump-sum contract price for the Renovation Works I shall be approximately RMB2,729,000 (inclusive of value-added tax) (equivalent to approximately HK\$3,187,000).

Payment terms: Progress payments shall be made every 15 days. Shenzhen Jinjun shall submit to Speedy Dongguan the progress payment request for each period by the 8th and 23rd of each month, and Speedy Dongguan shall pay 80% of the value of works completed during the relevant period within seven days after review. Within seven days of the completion, acceptance and final settlement, Speedy Dongguan shall pay the balance of up to 100% of the final contract amount.

THE RENOVATION CONTRACT II

The principal terms of the Renovation Contract II are summarised as follows:

- Date:** 25 September 2026 (after trading hours)
- Parties:**
- (i) Speedy Dongguan; and
 - (ii) Shenzhen Jinjun as the contractor.
- Renovation Works II:** The renovation works to be carried out on 6/F of the Premises shall include but not limited to the followings:
- (i) painting and surface preparation works, including the application of water-resistant paint to interior, balcony and bathroom walls;
 - (ii) wall and floor finishes, including tiling, composite flooring, skirting boards, edge trims and threshold stones;
 - (iii) ceiling works, including the enclosure and finishing of steel staircases and beams;
 - (iv) installation of doors, windows, door frames and smart locks, including concealed fire-hydrant cabinet doors and associated finishing works;
 - (v) water supply and drainage works, including pipework, valves, taps, floor drains and air-conditioning drainage;
 - (vi) waterproofing works for bathrooms and balconies, and installation of sanitary fittings;
 - (vii) electrical and low-voltage works, including conduits, wiring, distribution boxes, cable trays, switches, sockets, lighting and network facilities;
 - (viii) installation of exhaust fans, ventilation shafts and smoke-extraction shafts;
 - (ix) other works required in accordance with the drawings and specifications to achieve the intended functionality and finishes;
 - (x) coordination with other contractors and completion of all interface and final finishing works; and
 - (xi) protection of completed works, removal of waste and final cleaning.

Renovation period:	To be completed by the end of December 2026
Warranty period:	The warranty period shall be determined in accordance with applicable PRC laws and regulations and commences on the day following completion acceptance and delivery.
Contract price:	The lump-sum contract price for the Renovation Works II shall be approximately RMB2,769,000 (inclusive of value-added tax) (equivalent to approximately HK\$3,234,000).
Payment terms:	Progress payments shall be made every 15 days. Shenzhen Jinjun shall submit to Speedy Dongguan the progress payment request for each period by the 8th and 23rd of each month, and Speedy Dongguan shall pay 80% of the value of works completed during the relevant period within seven days after review. Within seven days of the completion, acceptance and final settlement, Speedy Dongguan shall pay the balance of up to 100% of the final contract amount.

REASONS AND BENEFITS OF THE CONSTRUCTION AND RENOVATION CONTRACTS

Pursuant to the tenancy agreements entered into by Speedy Dongguan in June 2026, the lessor granted Speedy Dongguan to use 92 units on 5/F and 6/F of the Premises as dormitories free of charge, for the period from 1 August 2026 to 10 June 2029 (both days inclusive). For details of the tenancy agreements, please refer to the announcement of the Company dated 10 June 2026. In order to optimise the use of such units and provide a suitable living environment for its staff, the Board considers it is necessary to enter into the Construction and Renovation Contracts to carry out the construction and renovations works at the Premises, which are expected to enhance the structural, electrical, water supply, drainage, ventilation and other facilities of the dormitories, as well as improve the safety, condition and overall living environment, thereby enabling the Group to make full use of 5/F and 6/F of the Premises as dormitories.

The contract price under each of the Construction and Renovation Contracts has been, and is expected to be, funded by the Group's internal resources. The Directors are of the view that the Construction and Renovation Contracts are entered into on normal commercial terms or better, and the terms of the Construction and Renovation Contracts (including the contract price) are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

INFORMATION OF THE PARTIES

The Group and Speedy Dongguan

The principal activity of the Company is investment holding and the Group is principally engaged in the apparel supply chain servicing business which includes offering a wide range of woven wear, cut-and-sewn knitwear and sweater knitwear products to a number of owners or agents of global reputable brands. The Group has also been engaged in the apparel retail business operating in PRC.

Speedy Dongguan is a company incorporated in PRC with limited liability and is principally engaged in trading of cut-and-sewn knitwear products. Speedy Dongguan is an indirect wholly-owned subsidiary of the Company established in the PRC and is principally engaged in the apparel supply chain servicing business.

Shenzhen Jinjun

Shenzhen Jinjun is a limited liability company established under the laws of the PRC and is principally engaged in interior and exterior architectural decoration and renovation and sales of building materials. As at the date of this announcement, Shenzhen Jinjun was owned as to 90% and 10% by Deng Zhiwu (鄧志伍) and Xie Yanfei (謝雁飛), respectively. To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, each of Shenzhen Jinjun and its ultimate beneficial owners is an Independent Third Party.

LISTING RULES IMPLICATIONS

As all applicable percentage ratios (as defined under the Listing Rules) in respect of each of the Construction Contract, the Renovation Contract I and the Renovation Contract II on a standalone basis are less than 5%, each of the Construction Contract, the Renovation Contract I and the Renovation Contract II does not constitute a notifiable transaction of the Company and is not subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

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DEFINITIONS

In this announcement, unless the context otherwise requires, the following words and expressions have the following meanings ascribed to them respectively:

“Board”	the board of Directors;
“Company”	Speedy Global Holdings Limited, a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Stock Exchange;
“Construction and Renovation Contracts”	collectively, the Construction Contract, the Renovation Contract I and the Renovation Contract II;

“Construction Contract”	the construction contract entered into between Speedy Dongguan and Shenzhen Jinjun dated 21 April 2026 in respect of the construction works on 5/F and 6/F of the Premises;
“Construction Works”	the construction works carried out under the Construction Contract;
“Director(s)”	the director(s) of the Company;
“Group”	the Company and its subsidiaries from time to time;
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong;
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC;
“Independent Third Party(ies)”	any person who is not a connected person of the Company under Chapter 14A of the Listing Rules;
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange;
“PRC”	the People’s Republic of China;
“Premises”	Block 7 at Skywork Technovations Park;
“Renovation Contract I”	the renovation contract entered into between Speedy Dongguan and Shenzhen Jinjun dated 25 May 2026 in respect of the renovation works on 5/F of the Premises;
“Renovation Contract II”	the renovation contract entered into between Speedy Dongguan and Shenzhen Jinjun dated 25 September 2026 in respect of the renovation works on 6/F of the Premises;
“Renovation Works I”	the renovation works carried out under the Renovation Contract I;
“Renovation Works II”	the renovation works carried out under the Renovation Contract II;
“RMB	Renminbi, the lawful currency of the PRC;
“Shareholders”	holders of the ordinary shares in the share capital of the Company with the nominal value of HK\$0.10 each;
“Shenzhen Jinjun”	Shenzhen Jinjun Decoration Design & Engineering Co., Ltd.* (深圳市錦駿裝飾設計工程有限公司), a limited liability company incorporated in the PRC;

“Skywork Technovations Park”	Skywork Technovations Park situated at No. 52 Fuhai Road, Xiagang Community, Chang’an Town, Dongguan City, Guangdong Province, the PRC* (中國廣東省東莞市長安鎮廈崗社區福海路52號天工智谷);
“Speedy Dongguan”	Dongguan Speedy Garment Manufacturing Company Limited* (東莞迅捷環球製衣有限公司), a wholly-foreign owned enterprise established in the PRC and an indirect wholly-owned subsidiary of the Company;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“subsidiary(ies)”	has the meaning ascribed to it under the Listing Rules; and
“%”	per cent.

* For identification purpose only

For the purpose of this announcement, the exchange rate of RMB1.00 = HK\$1.1680 has been used for currency translation and illustration purpose only. Such exchange rate does not constitute a representation that any amount in RMB and HK\$ could have been or may be converted at such rate or any other rate on the relevant dates.

By order of the Board
Speedy Global Holdings Limited
Huang Chih Shen
Chairman

Hong Kong, 25 September 2026

As at the date of this announcement, the executive directors of the Company are Mr. Huang Chih Shen and Ms. Huang Li Hun, Serlina; the independent non-executive directors of the Company are Mr. Wong Ting Kon, Mr. Chang Cheuk Cheung, Terence and Mr. Chan Tsang Mo.