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KADER HOLDINGS COMPANY LIMITED

開達集團有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 180)

DISCLOSEABLE TRANSACTION RE-ROOFING WORKS ON THE PROPERTY

THE TRANSACTION

On 15 October 2026, the Contractor signed the Letter of Acceptance confirming that it accepted the tender by the Subsidiary (a direct wholly-owned subsidiary of the Company) for the Re-roofing Works on the 4th Floor podium roof and main roof of the Property with an accepted contract amount of approximately HK\$13,390,000.

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratio calculated pursuant to Rule 14.07 of the Listing Rules in respect of the Transaction is more than 5% but less than 25%, the Transaction constitutes a discloseable transaction for the Company and is therefore subject to the announcement and reporting requirements under Chapter 14 of the Listing Rules.

THE TRANSACTION

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The principal terms of the Letter of Acceptance and the Re-roofing Works are set out below:

Date:	15 October 2026
Parties:	(1) The Subsidiary (2) The Contractor
Scope of work:	The Contractor is appointed and shall be responsible for the Re-roofing Works on the 4th Floor podium roof and main roof of the Property.
Period:	The duration of the Re-roofing Works is expected to last for 255 calendar days (including Sundays and public holidays), tentatively to be commenced in October 2026.
Consideration:	The Consideration payable to the Contractor is equivalent to the contract sum of HK\$13,390,000, and shall be payable in the following manner: The Contractor shall submit a payment claim on the 30th day of each month (“Billing Date”), subsequent to which an interim certificate shall be issued by the project manager on behalf of the Subsidiary within 30 days from and including the Billing Date, stating the amount (“Certified Amount”) due to the Contractor from the Subsidiary. The Subsidiary shall settle the Certified Amount within 60 days from and including the Billing Date after making any deduction or set-off in accordance with the tender terms.
Retention:	The Subsidiary can retain not more than 10% of the value of the works done, subject to the maximum overall retention is limited to 5% of the accepted contract amount.
Surety bond:	The Contractor shall obtain a guarantee of an insurance company or a bank to be jointly and severally bound with the Contractor to the Subsidiary in the sum of 10% of the contract sum.
Defects liability period:	12 months

Basis of the Consideration

The Consideration was determined based on the bidding price offered by the Contractor, which was selected through tender process. After a thorough evaluation of the bids and considering the fee quotation offered, the experience and technical capability of the bidders, the expected scope and the

complexity of the Re-roofing Works, the Company considers that the Contractor is able to provide quality services to the Group at a competitive pricing, and satisfy the required specification of the Re-roofing Works.

The Consideration will be satisfied through internal resources of the Group.

Information of the Property

The Property is held by the Group for both self-use and property investment. As at 30 June 2026, the net book value of the Property for self-use was approximately HK\$51,439,000 and the fair value of the Property for property investment was HK\$1,657,038,000 respectively. For the financial years ended 31 December 2024 and 31 December 2025, the total rental income derived from the Property were approximately HK\$44,689,000 and HK\$38,130,000, and the after tax rental income (assuming a profit tax rate of 16.5% and excluding government rates, management fees and other expenses) deriving from the Property were approximately HK\$37,315,000 and HK\$31,839,000.

REASONS FOR AND BENEFITS OF THE TRANSACTION

One of the principal activities of the Group is property investment where the Property has been leased to various tenants. The Re-roofing Works is expected to upkeep the condition of the Property and possibly enhance the value of the Property, which is conducive to the development of the property investment segment of the Group. The Contractor was selected from a tender process and after due and careful consideration and an overall evaluation of its fee quotation, experience and technical capability, the Contractor was selected as the contractor for carrying out the Re-roofing Works.

Based on the above, the Directors consider that the terms and conditions of the Letter of Acceptance and the Re-roofing Works are fair and reasonable, on normal commercial terms and are in the interests of the Company and the Shareholders as a whole.

INFORMATION RELATING TO THE GROUP, THE SUBSIDIARY AND THE CONTRACTOR

The Company and the Group

The Company is an investment holding company incorporated in Bermuda with limited liability, the Shares of which are listed on the Main Board of the Stock Exchange. The principal activities of the Group are manufacturing and sales of plastic, electronic and stuffed toys and model trains, property investment, and investment holding.

The Subsidiary

The Subsidiary is a company incorporated in Hong Kong with limited liability and a direct wholly-owned subsidiary of the Company. The principal activities of the Subsidiary are manufacturing and trading of toys, and property investment.

The Contractor

The Contractor is a company incorporated in Hong Kong with limited liability. As at the date of this announcement and to the best of the knowledge, information and belief of the Directors have made all reasonable enquiries, the Contractor is beneficially owned as to 95% by Chan Lee Lee and 5% by Wong Sau Keung, Wallace, and the Contractor and its ultimate beneficial owners are third parties independent of the Company and its connected persons. The Contractor is principally engaged in building construction.

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DEFINITIONS

In this announcement, unless the context otherwise requires, the following words and expressions shall have the meaning ascribed to them below:

“Board”	the board of Directors
“Company”	Kader Holdings Company Limited (開達集團有限公司), a company incorporated in Bermuda with limited liability and the Shares of which are listed on the Main Board of the Stock Exchange (stock code: 180)
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Consideration”	the total consideration payable by the Subsidiary for the Re-roofing Works
“Contractor”	Shun Shing Contractors Limited, a company incorporated in Hong Kong with limited liability
“Director(s)”	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

“Letter of Acceptance”	a letter of acceptance signed by the Contractor accepting its appointment to carry out the Re-roofing Works
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Property”	Kader Building, 22 Kai Cheung Road, Kowloon Bay, Hong Kong
“Re-roofing Works”	the re-roofing works to be carried out by the Contractor on the 4th Floor podium roof and main roof of the Property
“Share(s)”	the share(s) of the Company in the nominal value of HK\$0.10 each
“Shareholder(s)”	holder(s) of the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Subsidiary”	Kader Industrial Company Limited, a company incorporated in Hong Kong with limited liability and a direct wholly-owned subsidiary of the Company
“Transaction”	the Re-roofing Works contemplated under the Letter of Acceptance
“%”	per cent

By order of the Board
Kader Holdings Company Limited
Kenneth Ting Woo-shou
Chairman

Hong Kong, 15 October 2026

As at the date hereof, the executive directors of the Company are Mr. Kenneth Ting Woo-shou, SBS, JP (Chairman and Managing Director), Mrs. Nancy Ting Wang Wan-sun, Mr. Ivan Ting Tien-li and Mr. Lao Wai-keung; the non-executive director of the Company is Mr. Bernie Ting Wai-cheung; and the independent non-executive directors of the Company are Mr. Andrew Yao Cho-fai, BBS, JP, Mr. Desmond Chum Kwan-yue, Ms. Sabrina Chao Sih-ming, BBS, JP and Mr. Daryl Liu Zhen-rong.