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KNT

KNT HOLDINGS LIMITED

嘉藝控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1025)

DISCLOSEABLE TRANSACTION IN RELATION TO DISPOSAL OF PROPERTIES

INTRODUCTION

On 23 October 2026, the Vendor, an indirect wholly-owned subsidiary of the Company, and the Purchaser entered into the Provisional Sale and Purchase Agreements, pursuant to which the Vendor agreed to sell and the Purchaser agreed to purchase the Sale Properties for an aggregate cash consideration of HK\$16,800,000.

LISTING RULES IMPLICATIONS

As the Disposals are of a similar nature entered into with the same counterparty or otherwise related, the Disposals are aggregated pursuant to Rule 14.22 of the Listing Rules as if they were one transaction. As the highest of the applicable percentage ratio set out in Rule 14.07 of the Listing Rules in respect of the Disposals (as aggregated) exceeds 5% but is lower than 25%, the Disposals constitute a discloseable transaction of the Company and is subject to the reporting and the disclosure requirements under Chapter 14 of the Listing Rules.

INTRODUCTION

On 23 October 2026, the Vendor, an indirect wholly-owned subsidiary of the Company, and the Purchaser entered into the Provisional Sale and Purchase Agreements, pursuant to which the Vendor agreed to sell and the Purchaser agreed to purchase the Sale Properties for an aggregate cash consideration of HK\$16,800,000.

* For identification purpose only

THE FIRST DISPOSAL

Details of the First Provisional Sale and Purchase Agreement are summarised as follows:

Date: 23 October 2026

Parties: (1) KNT International Holdings Limited, as the Vendor
(2) EFE Information Technology Limited, as the Purchaser

Property: Workshop No. 1 on the 30th Floor of EW International Tower, No. 120 Texaco Road, Tsuen Wan, New Territories, Hong Kong

Consideration: HK\$3,400,000

An initial deposit in the sum of HK\$170,000 was settled in full in cash on 23 October 2026 by the Purchaser.

A further deposit in the sum of HK\$170,000 shall be settled in full in cash upon the signing of the formal sale and purchase agreement on or before 6 November 2026.

The balance of the purchase price in the sum of HK\$3,060,000 shall be settled in full in cash upon completion which is scheduled to take place on or before 23 November 2026.

The consideration was determined after arm's length negotiations between the Vendor and the Purchaser, after taking into account the prevailing property market rate in Hong Kong and with reference to comparable properties.

Stamp Duty: All ad valorem stamp duty shall be borne by the Purchaser.

The First Sale Property is currently used by the Group as office premises. The unaudited aggregate carrying value of the First Sale Property as at 30 September 2026 was approximately HK\$4,574,000.

THE SECOND DISPOSAL

Details of the Second Provisional Sale and Purchase Agreement are summarised as follows:

Date:	23 October 2026
Parties:	(1) KNT International Holdings Limited, as the Vendor (2) EFE Information Technology Limited, as the Purchaser
Property:	Workshop No. 2 on the 30th Floor and Roof No. 2 thereabove of EW International Tower, No. 120 Texaco Road, Tsuen Wan, New Territories, Hong Kong
Consideration:	HK\$3,300,000

An initial deposit in the sum of HK\$165,000 was settled in full in cash on 23 October 2026 by the Purchaser.

A further deposit in the sum of HK\$165,000 shall be settled in full in cash upon the signing of the formal sale and purchase agreement on or before 6 November 2026.

The balance of the purchase price in the sum of HK\$2,970,000 shall be settled in full in cash upon completion which is scheduled to take place on or before 25 November 2026.

The consideration was determined after arm's length negotiations between the Vendor and the Purchaser, after taking into account the prevailing property market rate in Hong Kong and with reference to comparable properties.

Stamp Duty:	All ad valorem stamp duty shall be borne by the Purchaser.
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The Second Sale Property is currently used by the Group as office premises. The unaudited aggregate carrying value of the Second Sale Property as at 30 September 2026 was approximately HK\$4,894,000.

THE THIRD DISPOSAL

Details of the Third Provisional Sale and Purchase Agreement are summarised as follows:

Date:	23 October 2026
Parties:	(1) KNT International Holdings Limited, as the Vendor (2) EFE Information Technology Limited, as the Purchaser
Property:	Workshop No. 3 on the 30th Floor and Roof No. 3 thereabove of EW International Tower, No. 120 Texaco Road, Tsuen Wan, New Territories, Hong Kong
Consideration:	HK\$5,300,000

An initial deposit in the sum of HK\$265,000 was settled in full in cash on 23 October 2026 by the Purchaser.

A further deposit in the sum of HK\$265,000 shall be settled in full in cash upon the signing of the formal sale and purchase agreement on or before 6 November 2026.

The balance of the purchase price in the sum of HK\$4,770,000 shall be settled in full in cash upon completion which is scheduled to take place on or before 27 November 2026.

The consideration was determined after arm's length negotiations between the Vendor and the Purchaser, after taking into account the prevailing property market rate in Hong Kong and with reference to comparable properties.

Stamp Duty:	All ad valorem stamp duty shall be borne by the Purchaser.
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The Third Sale Property is currently used by the Group as office premises. The unaudited aggregate carrying value of the Third Sale Property as at 30 September 2026 was approximately HK\$8,004,000.

THE FOURTH DISPOSAL

Details of the Fourth Provisional Sale and Purchase Agreement are summarised as follows:

Date:	23 October 2026
Parties:	(1) KNT International Holdings Limited, as the Vendor (2) EFE Information Technology Limited, as the Purchaser
Property:	Workshop No. 4 on the 30th Floor and Roof No. 4 thereabove of EW International Tower, No. 120 Texaco Road, Tsuen Wan, New Territories, Hong Kong
Consideration:	HK\$3,300,000

An initial deposit in the sum of HK\$165,000 was settled in full in cash on 23 October 2026 by the Purchaser.

A further deposit in the sum of HK\$165,000 shall be settled in full in cash upon the signing of the formal sale and purchase agreement on or before 6 November 2026.

The balance of the purchase price in the sum of HK\$2,970,000 shall be settled in full in cash upon completion which is scheduled to take place on or before 30 November 2026.

The consideration was determined after arm's length negotiations between the Vendor and the Purchaser in open market, after taking into account the prevailing property market rate in Hong Kong and with reference to comparable properties.

Stamp Duty: All ad valorem stamp duty shall be borne by the Purchaser.

The Fourth Sale Property is currently used by the Group as office premises. The unaudited aggregate carrying value of the Fourth Sale Property as at 30 September 2026 was approximately HK\$4,563,000.

THE FIFTH DISPOSAL

Details of the Fifth Provisional Sale and Purchase Agreement are summarised as follows:

Date:	23 October 2026
Parties:	(1) KNT International Holdings Limited, as the Vendor (2) EFE Information Technology Limited, as the Purchaser
Property:	Car Park Space No. V3 on the 1st Floor of EW International Tower, No. 120 Texaco Road, Tsuen Wan, New Territories, Hong Kong
Consideration:	HK\$1,500,000

An initial deposit in the sum of HK\$75,000 was settled in full in cash on 23 October 2026 by the Purchaser.

A further deposit in the sum of HK\$75,000 shall be settled in full in cash upon the signing of the formal sale and purchase agreement on or before 6 November 2026.

The balance of the purchase price in the sum of HK\$1,350,000 shall be settled in full in cash upon completion which is scheduled to take place on or before 2 December 2026.

The consideration was determined after arm's length negotiations between the Vendor and the Purchaser in open market, after taking into account the prevailing property market rate in Hong Kong and with reference to comparable properties.

Stamp Duty: All ad valorem stamp duty shall be borne by the Purchaser.

The Fifth Sale Property is currently used by the Group as car parking space. The unaudited aggregate carrying value of the Fifth Sale Property as at 30 September 2026 was approximately HK\$1,744,000.

None of the Disposals are inter-conditional.

REASONS FOR AND BENEFITS OF THE DISPOSALS

The principal activity of the Company is investment holding. The Group is engaged in the manufacturing, retailing and trading of garment products, including bridesmaid dresses, bridal gowns, special occasion dresses, fashion apparels, fabrics and accessories.

To the best of the Director's knowledge, information and belief, having made all reasonable enquiries, the Purchaser and its ultimate beneficial owner are Independent Third Parties, and the principal business activity of the Purchaser is investment holding.

The Group acquired the First Sale Property, the Second Sale Property, the Third Sale Property and the Fourth Sale Property in 2006 and the Fifth Sale Property in 2020 respectively, and has been used as the Group's headquarters and car parking space in Hong Kong.

The Directors (including the independent non-executive Directors) consider that the terms of the Disposals contemplated thereunder are on normal commercial terms and are fair and reasonable and in the interests of the Company and its Shareholders as a whole.

The Company intends to apply the aggregate net proceeds from the Disposals of approximately HK\$16.3 million for general working capital of the Group.

FINANCIAL EFFECTS OF THE DISPOSALS

As at 30 September 2026, the unaudited carrying value of the Sales Properties in aggregate was approximately HK\$23,779,000. Based on the aggregate consideration of HK\$16,800,000, the Company is expected to recognise an unaudited net loss (after deducting carrying values of the Sale Properties as at 30 September 2026 and the relevant transaction costs in relation to the Disposals) of approximately HK\$7,416,000 from the Disposals which will be recorded in the financial year ending 31 March 2027. Such calculation is only an estimate provided for illustrative purposes and the accounting treatment of the Disposals will be subject to further review by the auditors of the Company.

LISTING RULES IMPLICATIONS

As the Disposals are of a similar nature, entered into with the same counterparty or otherwise related, the Disposals are aggregated pursuant to Rule 14.22 of the Listing Rules as if they were one transaction. As the highest of the applicable percentage ratio set out in Rule 14.07 of the Listing Rules in respect of the Disposals (as aggregated) exceeds 5% but is lower than 25%, the Disposals constitute a discloseable transaction of the Company and is subject to the reporting and the disclosure requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

Unless otherwise specified, the following terms have the following meanings in this announcement:

“Board”	the board of Directors
“Company”	KNT Holdings Limited (stock code: 1025), a company incorporated in the Cayman Islands with limited liability and the issued Shares are listed on the Main Board of the Stock Exchange
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	the director(s) of the Company
“Disposals”	collectively, the First Disposal, the Second Disposal, the Third Disposal, the Fourth Disposal and the Fifth Disposal
“Fifth Disposal”	the sale of the Fifth Sale Property by the Vendor to the Purchaser pursuant to the terms and conditions of the Fifth Provisional Sale and Purchase Agreement
“Fifth Provisional Sale and Purchase Agreement”	the provisional sale and purchase agreement dated 23 October 2026 entered into between the Purchaser and the Vendor in relation to the Fifth Disposal
“Fifth Sale Property”	Car Park Space No. V3 on the 1st Floor of the Property
“First Disposal”	the sale of the First Sale Property by the Vendor to the Purchaser pursuant to the terms and conditions of the First Provisional Sale and Purchase Agreement
“First Provisional Sale and Purchase Agreement”	the provisional sale and purchase agreement dated 23 October 2026 entered into between the Purchaser and the Vendor in relation to the First Disposal
“First Sale Property”	Workshop No. 1 on the 30th Floor of the Property
“Fourth Disposal”	the sale of the Fourth Sale Property by the Vendor to the Purchaser pursuant to the terms and conditions of the Fourth Provisional Sale and Purchase Agreement
“Fourth Provisional Sale and Purchase Agreement”	the provisional sale and purchase agreement dated 23 October 2026 entered into between the Purchaser and the Vendor in relation to the Fourth Disposal

“Fourth Sale Property”	Workshop No. 4 on the 30th Floor of the Property and Roof No. 4 thereabove of the Property
“Group”	collectively, the Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	Hong Kong Special Administrative Region of the People’s Republic of China
“Independent Third Party(ies)”	third party(ies) independent of and not connected with the Company and its connected persons
“Listing Rules”	The Rules Governing the Listing of Securities on the Stock Exchange
“Property”	the property located at EW International Tower, No. 120 Texaco Road, Tsuen Wan, New Territories, Hong Kong
“Provisional Sale and Purchase Agreements”	collectively, the First Provisional Sale and Purchase Agreement, the Second Provisional Sale and Purchase Agreement, the Third Provisional Sale and Purchase Agreement, the Fourth Provisional Sale and Purchase Agreement and the Fifth Provisional Sale and Purchase Agreement
“Purchaser”	EFE Information Technology Limited, a company incorporated in Hong Kong with limited liability, which is owned as to 50% by Ran Changjiang and 50% by Yi Wenfeng
“Sale Properties”	collectively, the First Sale Property, the Second Sale Property, the Third Sale Property, the Fourth Sale Property and the Fifth Sale Property
“Second Disposal”	the sale of the Second Sale Property by the Vendor to the Purchaser pursuant to the terms and conditions of the Second Provisional Sale and Purchase Agreement
“Second Provisional Sale and Purchase Agreement”	the provisional sale and purchase agreement dated 23 October 2026 entered into between the Purchaser and the Vendor in relation to the Second Disposal
“Second Sale Property”	Workshop No. 2 on the 30th Floor of the Property and Roof No. 2 thereabove of the Property

“Share(s)”	ordinary share(s) of HK\$0.20 each in the share capital of the Company
“Shareholder(s)”	holder(s) of Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Third Disposal”	the sale of the Third Sale Property by the Vendor to the Purchaser pursuant to the terms and conditions of the Third Provisional Sale and Purchase Agreement
“Third Provisional Sale and Purchase Agreement”	the provisional sale and purchase agreement dated 23 October 2026 entered into between the Purchaser and the Vendor in relation to the Third Disposal
“Third Sale Property”	Workshop No. 3 on the 30th Floor of the Property and Roof No. 3 thereabove of the Property
“Vendor”	KNT International Holdings Limited, a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company
“%”	per cent

By Order of the Board
KNT Holdings Limited
Chong Sik
Chairman and Executive Director

Hong Kong, 23 October 2026

As at the date of this announcement, the Board comprises three executive Directors, namely, Mr. Chong Sik, Mr. Tsui Wing Tak and Ms. Wu Zongmei; and four independent non-executive Directors, namely, Mr. Lau Koong Yep, Mr. Yuen King Sum, Mr. Chan Kai Chung and Mr. Chan Kwan Yung.