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ETERNITY INVESTMENT LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 764)

(1) VERY SUBSTANTIAL DISPOSAL DISPOSAL OF PROPERTY AND (2) RESUMPTION OF TRADING

THE DISPOSAL

On 28 October 2026 (before trading hours of the Exchange), the Vendor, an indirect wholly-owned subsidiary of the Company, entered into the Provisional Agreement with the Purchaser, pursuant to which the Vendor has conditionally agreed to dispose of, and the Purchaser has conditionally agreed to purchase, the Property at the Consideration of HK$99,715,000.

The Property comprises Unit 1209, 1210 and 1211, West Tower, Shun Tak Centre, 168-200 Connaught Road Central, Hong Kong.

Completion shall be conditional upon the approval by the Shareholders at the SGM of the Provisional Agreement, the Formal Agreement and the transactions contemplated thereunder in accordance with the requirements of the Listing Rules on or before 26 February 2027, and the Vendor shall give notice to the Purchaser in writing on or before 26 February 2027 as to whether such approval has been obtained.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Disposal exceeds 75%, the Disposal constitutes a very substantial disposal of the Company under Chapter 14 of the Listing Rules. The Disposal is therefore subject to the reporting, announcement and Shareholders' approval requirements under the Listing Rules.

GENERAL

A circular containing, among other things, further details of the Disposal, other information required under the Listing Rules and a notice convening the SGM is expected to be despatched to the Shareholders on or before 31 December 2026 as additional time is required for the Company to prepare relevant information for inclusion in the circular.

RESUMPTION OF TRADING

At the request of the Company, trading in the Shares on the Stock Exchange was halted with effect from 9:00 a.m. on 28 October 2026 pending the publication of this announcement. An application has been made by the Company to the Stock Exchange for the resumption of trading in the Shares with effect from 9:00 a.m. on 3 November 2026.

Shareholders and potential investors should note that Completion is subject to the satisfaction of conditions precedent and may or may not take place. Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company.

THE PROVISIONAL AGREEMENT

Date

28 October 2026 (before trading hours of the Exchange)

Parties

Vendor: Max Winner Investments Limited, an indirect wholly-owned subsidiary of the Company

Purchaser: Stream Global Trading Limited

The Purchaser is incorporated in Hong Kong with limited liability and principally engaged in investment holding. Mr. Chang Qing, who is a merchant, wholly owns the Purchaser.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, each of the Purchaser and Mr. Chang Qing is an Independent Third Party.

Assets to be disposed of

Pursuant to the Provisional Agreement, the Vendor has conditionally agreed to dispose of, and the Purchaser has conditionally agreed to purchase, the Property, being Unit 1209, 1210 and 1211, West Tower, Shun Tak Centre, 168-200 Connaught Road Central, Hong Kong.

The Property will be sold on an "as is" basis with vacant possession on Completion.

There are mortgages and a second legal charge over the Property in favour of a licensed bank and financial institutions in Hong Kong. The Vendor will arrange for the release of those encumbrances on Completion, with the relevant secured indebtedness repaid out from all net proceeds of the Disposal.

Consideration and payment terms

The Consideration payable by the Purchaser to the Vendor is HK$99,715,000 and shall be paid by the Purchaser in the following manner:

(1) HK$4,985,750, being the initial deposit, shall be paid upon signing of the Provisional Agreement;

(2) HK$4,985,750, being the further deposit and part payment of the Consideration, shall be paid upon signing the formal agreement for sale and purchase of the Property; and

(3) HK$89,743,500, being the balance of the Consideration, shall be paid on or before the Completion Date.

All deposits and part payments of the Consideration shall be paid to the Vendor's solicitors as stakeholders, who may release the same or part thereof to the Vendor provided that the balance of the Consideration is sufficient to discharge the existing mortgage and charge on the Property.

The Consideration was arrived at after arm's length negotiations between the Vendor and the Purchaser on normal commercial terms and in determining the Consideration, the Company has taken into account the Property's fair values as at 30 June 2026 of (i) HK$89,200,000 under direct comparison approach; and (ii) HK$89,300,000 under income approach, as stated in a valuation report prepared by an independent valuer.

The Directors consider that the transaction contemplated under the Provisional Agreement is on normal commercial terms, fair and reasonable and in the interests of the Company and the Shareholders as a whole.

Formal agreement

The formal agreement for sale and purchase of the Property shall be signed on or before 10 November 2026.

Conditions precedent

Completion shall be conditional upon the approval by the Shareholders at the SGM of the Provisional Agreement, the Formal Agreement and the transactions contemplated thereunder in accordance with the requirements of the Listing Rules, and the Vendor shall give notice to the Purchaser in writing within three and a half (3.5) months from the date of the Provisional Agreement (the "**Notification Period**") as to whether such approval has been obtained.

If the approval by the Shareholders at the SGM of the Provisional Agreement, the Formal Agreement and the transactions contemplated thereunder in accordance with the requirements of the Listing Rules is not obtained on or before the Notification Period, or the Vendor fails to give the abovesaid notice to the Purchaser on or before the Notification Period, the parties may agree on another date or else all the initial and further deposits paid by the Purchaser shall be refunded and the Provisional Agreement shall be terminated. The Purchaser shall not take any proceedings against the Vendor to claim for further damages or to enforce specific performance of the Provisional Agreement.

Completion

Subject to satisfaction of the conditions precedent, Completion shall take place on or before 26 February 2027.

INFORMATION OF THE PROPERTY

The Property comprises Unit 1209, 1210 and 1211, West Tower, Shun Tak Centre, 168-200 Connaught Road Central, Hong Kong, with an aggregate gross floor area of approximately 5,390 square feet.

The Property is accounted as property, plant and equipment of the Group. As at 30 June 2026, the unaudited carrying value of the Property in the consolidated accounts of the Group was approximately HK$81,600,000.

The Property is currently occupied by the Company as its principal head office and principal place of business in Hong Kong. Before Completion, the Company expects to identify a new head office in Hong Kong and will make a further announcement in due course. The Directors consider that the Disposal will not have any adverse impact on the Group's business operations.

FINANCIAL EFFECT OF THE DISPOSAL

Based on the Consideration of HK$99,715,000 and after taking into account (i) the unaudited carrying value of the Property of approximately HK$81,600,000 as at 30 June 2026; and (ii) the estimated transaction costs and expenses of approximately HK$2,500,000, the Directors expect that the Group will recognise an unaudited gain on the Disposal of approximately HK$15,615,000.

The actual financial effect in connection with the Disposal will be assessed after Completion and is subject to review and final audit by the Company's auditors.

REASONS FOR AND BENEFITS OF THE DISPOSAL AND USE OF PROCEEDS

The Company is an investment holding company and its subsidiaries are principally engaged in sale of financial assets, property investment, money lending, design and sale of jewelry products and operation of a golf course in the PRC. The Vendor, a wholly-owned subsidiary of the Company, is incorporated in Hong Kong with limited liability and engaged in property holdings and sale of financial assets.

In considering the Disposal, the Board has taken into account, among other things, the Group's current financial position, the recent prevailing property market conditions in Hong Kong and the opportunity to realise the value of the Property. In view of the above, the Board is of the opinion that the Disposal provides a good opportunity for the Group to realise the value of the Property for repayment of indebtedness of the Group.

The net proceeds from the Disposal, after deducting estimated transaction costs and expenses, are expected to be approximately HK$97,215,000, and such amount shall be the indebtedness required to be repaid to procure the release of the mortgage and second legal charge over the Property. All of the net proceeds will be applied on Completion towards repayment of borrowings with a licensed bank and financial institutions in Hong Kong in connection with the release of the mortgage and charge over the Property.

Having considered the above, the Directors consider that the terms of the Provisional Agreement and the Disposal are on normal commercial terms, fair and reasonable and in the interests of the Company and the Shareholders as a whole.

IMPLICATIONS UNDER THE LISTING RULES

As one or more of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Disposal exceeds 75%, the Disposal constitutes a very substantial disposal of the Company under Chapter 14 of the Listing Rules. The Disposal is therefore subject to the reporting, announcement and Shareholders' approval requirements under the Listing Rules.

The SGM will be convened and held for the Shareholders to consider and, if thought fit, approve the Provisional Agreement, the Formal Agreement and the transactions contemplated thereunder. To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, no Shareholder has a material interest in the Disposal and accordingly no Shareholder is required to abstain from voting on the relevant resolution(s) at the SGM.

GENERAL

A circular containing, among other things, further details of the Disposal, other information required under the Listing Rules and a notice convening the SGM is expected to be despatched to the Shareholders on or before 31 December 2026 as additional time is required for the Company to prepare relevant information for inclusion in the circular.

RESUMPTION OF TRADING

At the request of the Company, trading in the Shares on the Stock Exchange was halted with effect from 9:00 a.m. on 28 October 2026 pending the publication of this announcement. An application has been made by the Company to the Stock Exchange for the resumption of trading in the Shares with effect from 9:00 a.m. on 3 November 2026.

DEFINITIONS

In this announcement, unless the context otherwise requires, capitalised terms used shall have the following meanings:

"Board"	the board of Directors
"Company"	Eternity Investment Limited, an exempted company incorporated in Bermuda with limited liability and the issued Shares are listed on the Main Board of the Exchange under stock code: 764
"Completion"	completion of the Disposal pursuant to the Provisional Agreement and the Formal Agreement
"Completion Date"	on or before 26 February 2027

"Consideration"	HK$99,715,000, being the consideration payable by the Purchaser to the Vendor for the Disposal
"Director(s)"	the director(s) of the Company
"Disposal"	the disposal of the Property by the Vendor to the Purchaser pursuant to the Provisional Agreement and the Formal Agreement
"Exchange"	The Stock Exchange of Hong Kong Limited
"Formal Agreement"	the formal agreement for sale and purchase of the Property to be entered into between the Vendor and the Purchaser
"Group"	the Company and its subsidiaries from time to time
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Independent Third Party(ies)"	third party(ies) independent of, and not connected with, the Company and its connected persons (as defined in the Listing Rules)
"Listing Rules"	the Rules Governing the Listing of Securities on the Exchange
"PRC"	the People's Republic of China
"Provisional Agreement"	the provisional sale and purchase agreement dated 28 October 2026 entered into between the Vendor and the Purchaser in relation to the Disposal
"Property"	Unit 1209, 1210 and 1211, West Tower, Shun Tak Centre, 168-200 Connaught Road Central, Hong Kong
"Purchaser"	Stream Global Trading Limited, a company incorporated in Hong Kong with limited liability
"SGM"	the special general meeting of the Company to be convened and held for the Shareholders to consider and, if thought fit, approve the Provisional Agreement, the Formal Agreement and the transactions contemplated thereunder

"Share(s)"	ordinary share(s) of the Company
"Shareholder(s)"	holder(s) of the Share(s)
"Vendor"	Max Winner Investments Limited, a company incorporated in Hong Kong with limited liability, and a wholly-owned subsidiary of the Company
"%"	per cent

By Order of the Board
Eternity Investment Limited
Lei Hong Wai
Chairman

Hong Kong, 2 November 2026

As at the date of this announcement, the Board comprises three executive Directors, namely, Mr. Lei Hong Wai, Mr. Cheung Kwok Wai Elton and Mr. Cheung Kwok Fan; and three independent nonexecutive Directors, namely, Mr. Wan Shing Chi, Mr. Ng Heung Yan and Mr. Law Kwok Ho Kenward.