Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

KNT HOLDINGS LIMITED
嘉藝控股有限公司 *

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1025)

SUPPLEMENTAL ANNOUNCEMENT DISCLOSEABLE TRANSACTION IN RELATION TO DISPOSAL OF PROPERTIES

Reference is made to the announcement of the Company dated 23 October 2026 in relation to the disposal of properties situated at EW International Tower, No. 120 Texaco Road, Tsuen Wan, New Territories, Hong Kong (the "**Announcement**"). Unless the context requires otherwise, capitalised terms used in this announcement shall have the same meaning as those defined in the Announcement.

The Company would like to provide the following further information in relation to the Disposal to the Shareholders and potential investors of the Company.

FINANCIAL EFFECTS OF THE DISPOSALS

Since the Company adopted the revaluation model in 2021, the carrying values of the Sale Properties (excluding the Fifth Sale Property) have been adjusted to reflect prevailing market conditions. As disclosed in the Announcement, the unaudited carrying value of the Sale Properties as at 30 September 2026 was approximately HK$23,779,000. The aggregate cash consideration of HK$16,800,000 reflects the then-current market pricing for comparable properties, which has declined steadily since 2021 alongside the broader industrial property market.

The expected unaudited net loss of approximately HK$7,416,000 is therefore an accounting outcome of measuring the consideration against a carrying value that had previously been written down through the revaluation model. It is not indicative of the Sale Properties having been acquired or held at a loss on a historical-cost basis.

* *For identification purposes only*

REASONS FOR AND BENEFITS OF THE DISPOSALS

Following completion of each of the Provisional Sale and Purchase Agreements, the Company will continue to occupy the Sale Properties as a licensee free of any licence fee for the period from Completion to 31 March 2027. This arrangement is transitional and non-compensatory in nature. It preserves the Company's physical use of the premises while it finalises its longer-term accommodation requirements, whilst at the same time making no financial payment for its use.

The Company intends to lease alternative premises thereafter. Given that the licence period extends to 31 March 2027, the Company has sufficient time to conduct an orderly search for replacement office premises and car parking space on normal commercial terms. The Company does not presently consider that the transition will cause material disruption to its operations.

The aggregate cash consideration of HK$16,800,000 was determined by reference to the prevailing market prices, taking into account of two comparable recent transactions within the same building as the Sale Properties.

The Company expects to receive net proceeds of approximately HK$16,300,000 from the Disposals, which the Board intends to apply as general working capital of the Group. This strengthens the Group's liquidity and financial flexibility without additional borrowings or financing costs.

The Board is of the view that, in light of the prevailing weak economic conditions and uncertain outlook in Hong Kong, industrial property selling prices have plateaued and the current time is an opportune time to dispose of the Sale Properties. The Board also took into consideration that the Company's office and warehouse space requirements have decreased, and that prevailing market rents nearby and/or in the same proximity have adjusted downward in mid-to-late 2026. Taking these factors together with the matters set out above, the Board considers that the arrangement to dispose of the Sale Properties and to lease alternative premises thereafter and the terms of the Disposals are fair and reasonable and that the Disposals are in the interests of the Company and its shareholders as a whole.

All other information as set out in the Announcement remains unchanged, while this announcement is supplemental to and should be read in conjunction with the Announcement.

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

Hong Kong, 10 November 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.