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New Century Group Hong Kong Limited
新世紀集團香港有限公司*

(Incorporated in Bermuda with limited liability)
(Stock Code: 234)

DISCLOSEABLE TRANSACTION
ACQUISITION OF PROPERTY

The Board is pleased to announce that on 24 November 2026, the Purchaser, an indirect wholly-owned subsidiary of the Company, entered into the Provisional Agreement for Sale and Purchase with the Vendor, pursuant to which the Purchaser agreed to acquire and the Vendor agreed to sell the Property at a consideration of HK$33,900,000. The Completion is scheduled to take place on or before 23 February 2027.

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

INTRODUCTION

The Board is pleased to announce that on 24 November 2026, the Purchaser, an indirect wholly-owned subsidiary of the Company, entered into the Provisional Agreement for Sale and Purchase with the Vendor, pursuant to which the Purchaser agreed to acquire and the Vendor agreed to sell the Property at a Consideration. The principal terms of the Provisional Agreement for Sale and Purchase are as follows:

THE PROVISIONAL AGREEMENT FOR SALE AND PURCHASE

Date : 24 November 2026

Purchaser : New Century Properties Investments Limited, an indirect wholly-owned subsidiary of the Company

Vendor : Sheung Chi Company Limited

** For identification purpose only*

To the best of the Directors' knowledge, information and belief having made all reasonable enquiry, the Vendor and its ultimately beneficial owners, are independent third parties not connected with the directors, chief executive or substantial shareholders of the Company, its subsidiaries or any of their respective associates. As far as the Directors are aware, the Vendor is an investment holding company.

THE PROPERTY

The property is located at Shop 5 on the Ground Floor, Hung Hay Building, No. 1 Fa Yuen Street, Kowloon. The Property is now under a tenancy agreement with the Tenant for a term expiring on 14 July 2028 at a monthly rental of HK$130,000. The Tenant is an independent third party not connected with the directors, chief executive or substantial shareholders of the Company, its subsidiaries or any of their respective associates.

CONSIDERATION

The consideration for the Acquisition is HK$33,900,000, which shall be paid by the Purchaser to the Vendor in the following manner:

(a) HK$1,695,000, which was paid to the solicitor of the Vendor upon signing the Provisional Agreement for Sale and Purchase as initial deposit;

(b) HK$1,695,000, which shall be paid to the solicitor of the Vendor upon signing of the formal sale and purchase agreement in respect of the Acquisition as further deposit; and

(c) the balance of HK$30,510,000 shall be paid upon completion of the Acquisition, which is expected to take place on or before 23 February 2027.

The Consideration is funded by the Group's internal resources, taking into account factors such as the then interest rate and cash flow of the Group.

The Consideration was determined with reference to the valuation on the Property and arrived at after arm's length negotiations between the Vendor and the Purchaser. The Directors including the independent non-executive Directors, are of the view that the terms of the Acquisition are fair and reasonable and on normal commercial terms and in the interests of the Company and the Shareholders as a whole.

FORMAL SALE AND PURCHASE AGREEMENT

A formal sale and purchase agreement is expected to be signed by the Purchaser and the Vendor on or before 7 December 2026.

REASONS FOR THE ACQUISITION

The Company is principally engaged in investment holding and securities trading and its subsidiaries are principally engaged in money lending and property investment.

The Property is located at Mong Kok, one of the most commercially active districts in Hong Kong. The Directors consider the Acquisition as a sound investment opportunity with a stable rental income with a stable source yielding at about 4.6% per annum based on the terms of the existing tenancy agreement in respect of the Property. The Directors believe the Acquisition, which is a medium to long term investment in commercial property, will improve the Group's operating performance and widen its asset base and earnings base.

LISTING RULES IMPLICATIONS

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

DEFINITIONS

In this announcement, the following expressions have the following meanings:

"Acquisition"	the proposed acquisition of the Property pursuant to the Agreements
"Agreements"	the Provisional Agreement for Sale and Purchase and the formal sale and purchase agreement to be signed by the Vendor and the Purchaser on or before 7 December 2026
"associates"	has the meaning ascribed to it under the Listing Rules
"Board"	the board of Directors
"Company"	New Century Group Hong Kong Limited, a company incorporated in Bermuda with limited liability, whose shares are listed on the main board of the Stock Exchange with stock code 234
"Consideration"	HK$33,900,000, the consideration for the Acquisition
"Completion"	completion of the Acquisition, which is expected to be on or before 23 February 2027, in accordance with the terms and conditions of the Agreements
"Directors"	the directors of the Company
"Group"	the Company and its subsidiaries
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange

"Property"	Shop 5 on the Ground Floor, Hung Hay Building, No. 1 Fa Yuen Street, Kowloon
"Provisional Agreement for Sale and Purchase"	the provisional agreement for sale and purchase dated 24 November 2026 entered into between the Vendor and the Purchaser in relation to the Acquisition
"Purchaser"	New Century Properties Investments Limited, a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company
"Shareholders"	The holders of ordinary shares of HK$0.0025 each in the share capital of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Tenant"	Yip Shing Lam Trading as Wan Kwai Heung (the existing tenant of the Property)
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Vendor"	Sheung Chi Company Limited, a company incorporated in Hong Kong with limited liability

By order of the Board
New Century Group Hong Kong Limited
Ng Wee Keat
Chairman

Hong Kong, 24 November 2026

As at the date of this announcement, the Board comprises Mr. Ng Wee Keat (Chairman), Ms. Ng Siew Lang, Linda (Chief Operating Officer), Ms. Lilian Ng, Ms. Chen Ka Chee, Mr. Yu Wai Man, Ms. Huang Si Teng and Mr. Huang Wai Ip as executive directors and Mr. Cheung Chun Kwok, Mr. Wong Steve Cheuk Hung, Mr. Choi Kin Cheong and Ms. Ma Ho Yee as independent non-executive directors.