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KASEN INTERNATIONAL HOLDINGS LIMITED
卡森國際控股有限公司

(An exempted company incorporated in the Cayman Islands with limited liability)

(Stock Code: 496)

INSIDE INFORMATION
BUSINESS UPDATE IN RELATION TO THE ASIA BAY PROJECT

This announcement is made by Kasen International Holdings Limited (the "**Company**" and, together with its subsidiaries, the "**Group**") pursuant to the Inside Information Provisions (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) and Rule 13.09 of the Listing Rules.

海南博鰲卡森置業有限公司 (Hainan Boao Kasen Property Development Co., Ltd.*) ("**Hainan Boao**"), an indirect 92% non-wholly owned subsidiary of the Company, is principally engaged in property development and operates a development project located at Asia Bay, Binhai Avenue, Boao Town, Qionghai City, Hainan Province, the People's Republic of China (the "**Asia Bay Project**").

The Group commenced the Asia Bay Project in 2009, which is primarily developed for residential and tourism resort uses. As at the date of this announcement, the Asia Bay Project consists of six groups of villas and two buildings. The table below sets out key details of the Asia Bay Project as at 31 October 2026:

Project Name	**Total gross floor area ("GFA")** *(sq.m.)*	**GFA under development/ completed** *(sq.m.)*	**Total saleable GFA** *(sq.m.)*	**Accumulated GFA sold as at 31 October 2026** *(sq.m.)*	**Accumulated GFA delivered as at 31 October 2026** *(sq.m.)*
Asia Bay	718,665	404,709	595,817	301,970	299,981

During October 2026, Hainan Boao completed a sale transaction (the "**Sale Transaction**") of one of the buildings (the "**Building**") forming part of the Asia Bay Project, with a total GFA sold of approximately 81,292 sq.m., at a total consideration of approximately RMB580 million. The Building is recognised as one of the inventories under the Group's property development business segment in accordance with applicable IFRS. Hainan Boao is expected to record a loss of approximately RMB250 million from the Sale Transaction, which is calculated based on the difference between the consideration of RMB580 million and the carrying amount of the Building of approximately RMB830 million as at the completion date of the Sale Transaction.

Having considered that (i) the Building was substantially completed in 2018 and requires ongoing capital expenditure for maintenance and renovation to remain competitive; (ii) the prevailing sluggish property market conditions in Hainan as well as the PRC; and (iii) the cash proceeds generated from the Sale Transaction will improve the Group's overall financial position and working capital condition, the Company considers that it is a good opportunity to realise the Building, and the Sale Transaction is fair and reasonable, and in the interests of the Company and its shareholders as a whole.

The financial impact set out above is based on a preliminary assessment by the Group's management with reference to the unaudited management accounts of Hainan Boao, and has not been audited or reviewed by the auditor of the Company or the audit committee of the board of directors of the Company.

As the Sale Transaction is revenue in nature and conducted in the ordinary and usual course of business of the Group, it does not constitute a notifiable transaction under Chapter 14 of the Listing Rules.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

By order of the board
Kasen International Holdings Limited
Zhu Zhangjin
Chairman

25 November 2026

As at the date of this announcement, the executive directors of the Company are Mr. Zhu Zhangjin and Ms. Yiu Hoi Yan and the independent non-executive directors of the Company are Mr. Chow Hiu Tung, Dr. Lay Chhun Hay and Mr. Gal-Erdene Enkhbayar.

Website: http://www.irasia.com/listco/hk/kasen/index.htm

In the case of inconsistency, the English text of this announcement shall prevail over the Chinese text.

* *for identification purpose only*