

9Hong 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.



HKC INTERNATIONAL HOLDINGS LIMITED

香港通訊國際控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 248)

MAJOR TRANSACTION DISPOSAL OF PROPERTY

THE DISPOSAL

The Board is pleased to announce that on 28 January 2026, the Vendor, an indirect wholly-owned subsidiary of the Company, entered into the Agreement, pursuant to which the Vendor agreed to sell and the Purchaser agreed to purchase the Property at the consideration of HK\$13,200,000 subject to and upon the terms of the Agreement.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios under Rule 14.07 of the Listing Rules in respect of the Disposal exceeds 25% but all of them are less than 75%, the Disposal constitutes a major transaction of the Company under Chapter 14 of the Listing Rules and is subject to reporting, announcement, circular and shareholders' approval under the Listing Rules.

To the best of the knowledge, information and belief of the Directors, having made all reasonable enquiries, no Shareholder or any of their respective associates has a material interest in the Disposal, thus no Shareholder is required to abstain from voting for the resolution if the Company were to convene an extraordinary general meeting to approve the Disposal. Accordingly, pursuant to Rule 14.44 of the Listing Rules, written Shareholders' approval may be accepted in lieu of holding a general meeting to approve the Disposal. The Company has obtained the written approval for the Disposal from Mr. Chan who directly and indirectly owns 659,740,159 Shares by himself and Light Emotion Limited, which represents approximately 55.71% of issued Shares as at the date of this announcement. As such no general meeting will be convened for the purpose of approving the Disposal.

** For identification purpose only*

DISPOSAL OF THE PROPERTY

The Board wishes to announce that on 28 January 2026, the Vendor, an indirect wholly-owned subsidiary of the Company, and the Purchaser entered into the Agreement. Major terms of the Agreement are set out below.

(1) Date

28 January 2026

(2) Parties

Vendor : Generalvestor (HK) Ltd

Purchaser : Lam Yi Toi

The Directors confirm that, to the best of their knowledge, information and belief having made all reasonable enquiries, the Purchaser and the property agent and their respective directors and ultimate beneficial owners are all third parties independent of and is not connected person (as defined in the Listing Rules) of the Company.

(3) The Consideration

The consideration is HK\$13,200,000, payable in cash.

The consideration was determined after arm's length negotiation by reference to, among other things, the prevailing market price of properties in the same building and at nearby location. and the preliminary assessment of the valuation of the Property conducted by an independent valuer. The Directors believe that the consideration is fair and reasonable and in the interests of the shareholders of the Company as a whole.

(4) Terms of Payments

The Purchaser shall pay to the Vendor in the following manner :

- (i) a sum of HK\$660,000 was paid as initial deposit upon signing of the Agreement on 28 January 2026 ;
- (ii) a further sum of HK\$660,000 as further deposit shall be paid upon signing the formal agreement for Sale and Purchase on or before 10 February 2026;
- (iii) the remaining balance of the consideration of HK\$11,880,000 shall be paid on Completion on or before 27 March 2026.

(5) Conditions precedent for the Disposal

- (i) The Purchaser is satisfied with the title to the Property; and
- (ii) The Disposal shall be subject to approval by the Shareholders of the Company not less than seven days before Completion.

(6) Completion

Completion of the sale and purchase of the Property will take place on or before 27 March 2026.

(7) Information of the Property

The Property is located at Flat G on 45th Floor of Tower 10 Phase II (known as Le Point) of Metro Town, No. 8 King Ling Road, Tseung Kwan O, New Territories, Hong Kong with the saleable floor area of approximately 914 square feet.

FINANCIAL IMPACT OF THE DISPOSAL AND USE OF PROCEEDS

Taking into account the fair value of HK\$13,500,000 at 31 March 2025 of the Property and related expenses for the Disposal of approximately HK\$200,000, the Group expects to record a loss of approximately HK\$500,000 in the financial year ended 31 March 2026 as a result of the Disposal and the monthly rental income will be decreased by HK\$32,000.

Set out below is certain financial information of the Property for 31 March 2024 and 2025.

| | For the year ended 31 March | |
|------------------------------|-----------------------------|-----------|
| | 2024 | 2025 |
| | HK\$ | HK\$ |
| Revenue | 360,000 | 360,000 |
| Net profit (loss) before tax | 309,197 | (494,086) |
| Net profit (loss) after tax | 309,197 | (494,086) |

The loss for the year ended 31 March 2025 was attributable to the decrease in fair value of HK\$800,000. There was no change in fair value for the year ended 31 March 2024.

The net proceeds, being the consideration net of related expenses, arising from the Disposal are estimated to be approximately HK\$13,000,000. It is intended that the net proceeds from the Disposal will be used by the Group for the repayment of bank loans.

REASONS FOR AND BENEFITS OF THE DISPOSAL

The Directors are of the view that it is a good opportunity for the Group to dispose of the Property for the repayment of bank loans, reduction of the gearing ratio and the associated interest expenses, as well as for strengthening its financial position and believe that the terms of the Disposal are fair and reasonable and in the interests of the shareholders of the Company as a whole.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios under Rule 14.07 of the Listing Rules in respect of the Disposal exceeds 25% but all of them are less than 75%, the Disposal constitutes a major transaction of the Company under Chapter 14 of the Listing Rules and is subject to reporting, announcement, circular and shareholders' approval under the Listing Rules.

To the best of the knowledge, information and belief of the Directors, having made all reasonable enquiries, no Shareholder or any of their respective associates has a material interest in the Disposal, thus no Shareholder is required to abstain from voting for the resolution if the Company were to convene an extraordinary general meeting to approve the Disposal. Accordingly, pursuant to Rule 14.44 of the Listing Rules, written Shareholders' approval may be accepted in lieu of holding a general meeting to approve the Disposal. The Company has obtained the written approval for the Disposal from Mr. Hubert Chan who directly and indirectly owns 659,740,159 Shares by himself and Light Emotion Limited, which represents approximately 55.71% of issued Shares as at the date of this announcement. As such no general meeting will be convened for the purpose of approving the Disposal.

A circular containing, among other things, information relating to the Disposal, the financial information and other information of the Group and other information as required under the Listing Rules is expected to be despatched to the Shareholders on or before Friday, 20 February 2026.

GENERAL INFORMATION

The principal activities of the Group are sales of mobile phones, sales of internet of things solutions and property investment.

DEFINITIONS

In this announcement, unless the context requires otherwise, the following expressions have the following meanings:

| | |
|-------------|--|
| “Agreement” | The provisional agreement for sale and purchase dated 28 January 2026 entered between the Vendor and the Purchaser in relation to the sale and purchase of the Property |
| “Board” | the board of Directors |
| “Company” | HKC International Holdings Limited, a company incorporated in the Cayman Islands with limited liability, the issued Shares of which are listed on the Main Board of the Stock Exchange (stock code: 248) |

| | |
|-------------------|--|
| “Completion” | The completion of the Disposal in accordance with the terms and conditions of the Agreement |
| “Directors” | the directors of the Company |
| “Disposal” | the disposal of the Property by the Vendor to the Purchaser pursuant to the terms and conditions of the Agreement |
| “Group” | the Company and its subsidiaries |
| “HK\$” | Hong Kong dollar(s), the lawful currency of Hong Kong |
| “Listing Rules” | the Rules Governing the Listing of Securities on the Stock Exchange |
| “Mr. Hubert Chan” | Mr. Chan Chung Yee Hubert, who is the controlling shareholder, the chairman, the chief executive officer and an executive director of the Company. |
| “Property” | Flat G on 45th Floor of Tower 10 Phase II (known as Le Point) of Metro Town, No. 8 King Ling Road, Tseung Kwan O, New Territories, Hong Kong with the saleable floor area of approximately 914 square feet |
| “Purchaser” | Lam Yi Toi |
| “Share(s)” | Ordinary share(s) of the Company |
| “Shareholder (s)” | The holder(s) of the Share(s) of the Company |
| “Stock Exchange” | The Stock Exchange of Hong Kong Limited |
| “Vendor” | Generalvestor (HK) Limited, an indirect wholly-owned subsidiary of the Company |

By order of the Board
HKC International Holdings Limited
Chan Chung Yee Hubert
Chairman

Hong Kong, 28 January 2026

As at the date of this announcement, the Board comprises Mr. Chan Chung Yee, Hubert, Mr. Chan Chung Yin, Roy, Mr. Chan Ming Him, Denny, Mr. Wu Kwok Lam, Mr. Ip Man Hon, Mr. Lam Man Hau and Ms. Wan Man Lai, Polly as executive directors and Mr. Chiu Ngar Wing, Dr. Chu Chor Lup, Dr. Law Ka Hung and Mr. Wong Kwok Leung as independent non-executive directors.