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WONG'S KONG KING INTERNATIONAL (HOLDINGS) LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 00532)

DISCLOSEABLE TRANSACTION IN RESPECT OF THE LETTER OF OFFER FOR LEASE OF PREMISES

On 30 October 2026, the Lessee (a wholly owned subsidiary of the Company) and the Lessor entered into the Letter of Offer in respect of the leasing of the Premises for a fixed term of six years commencing from 16 October 2027 to 15 October 2033 (both days inclusive) with an option to renew for a further three years.

The entering into of the Letter of Offer as lessee will require the Group to recognise right-of-use assets on its consolidated balance sheet pursuant to HKFRS16, and to regard it as an acquisition under the Listing Rules. Given that one or more of the applicable percentage ratios under Rule 14.07 of the Listing Rules in respect of the expected value of the right-of-use assets is more than 5% but less than 25%, the entering into of the Letter of Offer constitutes a discloseable transaction for the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

INTRODUCTION

On 30 October 2026, the Lessee (a wholly owned subsidiary of the Company) and the Lessor entered into the Letter of Offer in respect of the leasing of the Premises for a fixed term of six years commencing from 16 October 2027 to 15 October 2033 (both days inclusive) with an option to renew for a further three years.

THE LETTER OF OFFER

A summary of the principal terms of the Letter of Offer is as follows:

Date:	30 October 2026
Parties:	Lessor: Sunstone KB (HKSAR) Limited Lessee: Wong's Kong King Holdings Limited, a wholly owned subsidiary of the Company
Premises:	Unit No. 801 on Level 8 of Manulife Place, No.348 Kwun Tong Road, Kwun Tong, Kowloon, Hong Kong
Term:	Fixed term of six years commencing from 16 October 2027 to 15 October 2033 (both days inclusive) with an option to renew for a further three years
Use of the Premises:	For commercial offices use only
Rental payment:	The rent for the Premises shall be: (i) HK$521,565.00 per month during the first three years; and (ii) HK$557,535.00 per month during the second three years, in each case exclusive of Government Rates, management and air-conditioning charges and excluding the benefit of rent-free periods
Rental Deposit:	HK$3,891,023.00, which is equivalent to six months of rent, management charges and Government rates, payable by the Lessee at and after the signing of the Letter of Offer
Legal Documentation:	The Lessee intends to enter into a formal tenancy agreement with the Lessor, which will reflect the above principal terms of the Letter of Offer

THE RIGHT-OF-USE ASSETS

Pursuant to HKFRS16, as a result of the entering into of the Letter of Offer, the Premises leased under the Letter of Offer will be recognised as right-of-use assets on the consolidated financial statements of the Company. Under the Listing Rules, the entering into of the Letter of Offer will be regarded as an acquisition. The value of the right-of-use assets to be recognised by the Company under the Letter of Offer is presently estimated to be approximately HK$41.9 million, which represents the present value of the basic rent payments throughout the lease terms, discounted by the borrowing rate of the lease liability as determined with reference to the prevailing interest rate of the Group's external borrowings. The rental payments over the term

are expected to be financed by the internal resources of the Group. The final amount of the right-of-use assets recorded by the Company will be subject to review nearer the time of audit.

INFORMATION ABOUT THE COMPANY AND THE LESSEE

The Company is an investment holding company. The principal activities of the Group are trading and distribution of chemicals, materials and equipment used in the manufacture of printed circuit boards and electronic products and the manufacture of electrical and electronic products for original equipment manufacturer (OEM) customers.

The Lessee is a wholly owned subsidiary of the Company, principally engaged in investment holding.

INFORMATION ABOUT THE LESSOR

The Lessor is principally engaged in property investment.

To the best of the Director's knowledge, information and belief, and having made all reasonable enquiries, (i) the Lessor is directly or indirectly owned by funds or other investment vehicles managed or advised by affiliates of PAG (formerly known as PAG Holdings Limited)(a company incorporated in the Cayman Islands with limited liability); (ii) the Lessor and its ultimate beneficial owner(s) are Independent Third Parties; and (iii) there is no (and has not been in the last 12 months) any material loan arrangement between the Lessor (and its ultimate beneficial owners who can exert influence on the transaction) on one hand, and the Company (and its connected persons at the issuer's level, and/or any connected person at the level of the Lessee on the other).

REASONS FOR AND BENEFITS OF ENTERING INTO OF THE LETTER OF OFFER

The Group intends to use the Premises for its principal place of business and headquarters in Hong Kong, when the rental period of the tenancy agreement of the present headquarter premises is due to expire in October 2027. Given the Premises are situated at Grade A office building located in prime commercial area in East Kowloon with convenient access to transportation, the Company is of the view that it is suitable for the Company's business development in the future.

The terms of the Letter of Offer (including the rental sum and rental period) were arrived at after arm's length negotiation between the Lessee and the Lessor and determined with reference to, amongst other things, the prevailing market rents for comparable properties in the vicinity of the Premises with reference to quotations obtained from estate agencies and publicly available information; and (ii) an increase of approximately 6.9% in the second three year of the rental period to reflect inflation and expected growth in market rentals of comparable properties in comparable locations.

The Directors (including the independent non-executive Directors) are of the view that the entering into of the Letter of Offer is in the ordinary and usual business of the Group, is on normal commercial terms and its terms are fair and reasonable and in the interests of the Company and its Shareholders as a whole. No Director has any material interest in, or is required to abstain from voting at Board's level in respect of, the Letter of Offer.

LISTING RULES IMPLICATIONS

The entering into of the Letter of Offer as lessee will require the Group to recognise right-of-use assets on its consolidated balance sheet pursuant to HKFRS16, and to regard it as an acquisition under the Listing Rules. Given that one or more of the applicable percentage ratios under Rule 14.07 of the Listing Rules in respect of the expected value of the right-of-use assets is more than 5% but less than 25%, the entering into of the Letter of Offer constitutes a discloseable transaction for the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

Unless the context otherwise requires, the following expressions shall have the following meaning in this announcement:

"Board"	the board of Directors
"Company"	Wong's Kong King International (Holdings) Limited, a company incorporated in Bermuda with limited liability, the Shares of which are listed on the main board of the Stock Exchange (Stock Code: 00532)
"Director(s)"	the director(s) of the Company
"Group"	the Company and its subsidiaries
"HK$"	Hong Kong Dollar, the lawful currency of Hong Kong
"HKFRS16"	Hong Kong Financial Reporting Standard 16 "Leases" issued by the Hong Kong Institute of Certified Public Accountants
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Independent Third Parties"	third parties independent of and not connected with the Company and its connected persons (as defined under the Listing Rules)

"Lessee"	Wong's Kong King Holdings Limited, a company incorporated in Hong Kong with limited liability, and a wholly owned subsidiary of the Company
"Lessor"	Sunstone KB (HKSAR) Limited, a company incorporated in Hong Kong with limited liability
"Letter of Offer"	the letter of offer entered into between the Lessee and the Lessor on 30 October 2026 for the lease of the Premises
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Premises"	Unit No. 801 on Level 8 of Manulife Place, No.348 Kwun Tong Road, Kwun Tong, Kowloon, Hong Kong
"Share(s)"	ordinary share(s) of HK$ 0.10 each in the issued share capital of the Company
"Shareholder(s)"	holder(s) of the Share(s)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"%"	per cent.

By Order of the Board
Wong's Kong King International (Holdings) Limited
Wong Ava
Deputy Chairman & Chief Executive Officer

Hong Kong, 30 October 2026

As at the date of this announcement, the Honorary Chairman and non-executive Director is Mr. Wong Senta; the executive Directors are Ms. Wong Ava and Ms. Wong Orangeo Wendy; and the independent non-executive Directors are Mr. Tse Wan Chung Philip, Dr. Leung Kam Fong, Dr. Yip Wai Chun and Mr. Lam Yiu Wing Andrew.