WONG'S KONG KING INTERNATIONAL (HOLDINGS) LIMITED
(Incorporated in Bermuda with limited liability)
(Stock code: 00532)

MAJOR TRANSACTION IN RELATION TO ACQUISITION OF LAND

THE ACQUISITION

The Board is pleased to announce that on 25 August 2026 (after trading hours), the Purchaser, a direct non-wholly owned subsidiary of the Company, entered into the Sale and Purchase Agreement with the Sellers, pursuant to which the Purchaser has agreed to purchase, and the Sellers have agreed to sell, the Land at a Consideration of NT$360,000,000 (equivalent to approximately HK$90,000,000).

LISTING RULES IMPLICATION

As one or more of the applicable percentage ratios (as defined in the Listing Rules) in respect of the Acquisition is more than 25% but is less than 100%, the Acquisition constitutes a major transaction for the Company under Chapter 14 of the Listing Rules and is therefore subject to the reporting, announcement, circular and shareholders' approval requirements.

Pursuant to Rule 14.44 of the Listing Rules, a written shareholders' approval may be accepted in lieu of holding a general meeting to approve the Acquisition on the conditions that (i) no Shareholder is required to abstain from voting if a general meeting of the Company is held to approve the Acquisition; and (ii) written shareholders' approval has been obtained from by a Shareholder or a closely allied group of Shareholders who together hold more than 50% of the voting rights at that general meeting to approve the Acquisition.

To the best knowledge, information and belief of the Directors and having made all reasonable enquiries, no Shareholder or any of their respective associates (as defined in the Listing Rules) have any material interest in, and would be required to abstain from voting on, any resolution to approve the Acquisition if the Company were to convene a general meeting to approve the same.

As at the date of this announcement, the Company has obtained an irrevocable and unconditional written Shareholders' approval in lieu of holding a general meeting to approve the Acquisition from a closely allied group of Shareholders, which currently in aggregate holds 371,916,751 Shares (representing approximately 50.96% of the issued Shares as at the date hereof), comprising (i) Wonder Luck International Limited, which currently holds 122,012,723 Shares (representing approximately 16.72% of the issued Shares) and is wholly owned by Senta Wong (BVI) Limited which is in turn owned as to approximately 50.25% by Mr. Wong Senta and as to approximately 49.75% by his late wife, Mrs. Wong Wu Lai Ming, Lily; (ii) Rewarding Limited, which currently holds 207,800,000 Shares (representing approximately 28.47% of the issued Shares) and is wholly owned by Greatfamily Inc., a company wholly-owned by Greatguy (PTC) Inc.) for a discretionary trust, of which Mr. Wong Senta was regarded as the founder, and Ms. Wong Ava as well as Ms. Wong Orangeo Wendy are the beneficiaries of the discretionary trust; (iii) Max Return Group Limited, which currently holds 32,454,028 Shares (representing approximately 4.45% of the issued Shares) and is owned as to approximately 66.67% by Ms. Wong Ava and as to approximately 33.33% by Ms. Wong Orangeo Wendy; and (iv) Mr. Wong Senta, Ms. Wong Ava and Ms. Wong Orangeo Wendy are personally interested in 9,120,000, 154,000 and 376,000 Shares respectively (representing approximately 1.25%, 0.02% and 0.05% respectively of the total issued Shares as at the date hereof). Mr. Wong Senta is the father of Ms. Wong Ava and Ms. Wong Orangeo Wendy. Accordingly, in accordance with Rule 14.44 of the Listing Rules, the shareholders' approval requirement in respect of the Acquisition under Chapter 14 of the Listing Rules has been satisfied and no general meeting will be held by the Company to approve the Acquisition.

GENERAL

A circular containing, among other things, further details of the Acquisition as required under the Listing Rules is expected to be despatched to Shareholders on or before 15 September 2026.

INTRODUCTION

The Board is pleased to announce that on 25 August 2026 (after trading hours), the Purchaser, a direct non-wholly owned subsidiary of the Company, entered into the Sale and Purchase Agreement with the Sellers, pursuant to which the Purchaser has agreed to purchase, and the Sellers have agreed to sell, the Land at a Consideration of NT$360,000,000 (equivalent to approximately HK$90,000,000).

THE ACQUISITION

The principal terms of the Sale and Purchase Agreement are set out below:

Date:	25 August 2026
Parties:	(i) the Purchaser (as purchaser); and (ii) Hsu, Ching-Chi (徐清吉) and Hsu, Ching-Hui (徐清輝) (as sellers)
Land:	A parcel of Type B industrial land bearing lot number 228 situated in Chengsheng Section, Luzhu District, Taoyuan City, Taiwan
Consideration and payment terms:	The Consideration of NT$360,000,000 (equivalent to approximately HK$90,000,000) shall be paid by the Purchaser in the following manner:

(a) a sum of NT$36,000,000 (equivalent to approximately HK$9,000,000) shall be paid into the escrow account upon signing of the Sale and Purchase Agreement, and the Sellers shall deliver the original land ownership certificate of the Land to the land administration agent for safekeeping;

(b) a sum of NT$36,000,000 (equivalent to approximately HK$9,000,000) shall be paid into the escrow account on or before 23 September 2026, and the Purchaser and the Sellers shall prepare and execute the requisite documents required for the registration of transfer of ownership of the Land and deliver them to the land administration agent;

(c) a sum of NT$36,000,000 (equivalent to approximately HK$9,000,000) shall be paid into the escrow account on or before 22 October 2026, and the Purchaser and the Sellers agree to authorize the land administration agent to settle the relevant taxes and fees on their behalf; and

(d) the balance of NT$252,000,000 (equivalent to approximately HK$63,000,000) shall be paid into the escrow account on or before 6 November 2026, and the Sellers shall proceed with the transfer of title of the Land.

Upon completion of the transfer of title of the Land, the parties of the Sale and Purchase Agreement shall

	immediately proceed with the handover of the Land, execute the relevant documents required to disburse the funds from the escrow account to the bank account designated by the Sellers.
Conditions precedent:	The Acquisition is conditional upon the fulfillment of the following conditions precedent: (i) the Stock Exchange having granted all necessary approvals and clearances in respect of the Sale and Purchase Agreement and the transactions contemplated thereunder; and (ii) the passing of the requisite resolution(s) by the Shareholders of the Company approving the Sale and Purchase Agreement and the transactions contemplated thereunder. In the event that any of the above conditions is not satisfied on or before 5 November 2026, the parties may, based on the actual progress of such matters, agree by mutual consent to extend the performance period. If any one of the conditions ultimately fails to be satisfied, the Purchaser may propose to the Sellers to terminate the Sale and Purchase Agreement, and both parties shall unconditionally cooperate in filing the withdrawal application with the land administration authority; and neither party shall bear any liability for breach of contract towards the other and the Sellers shall refund all the payments paid by the Purchaser to the Purchaser without interest, within 10 business days from the date of the termination letter.
Completion:	Completion shall take place after the Purchaser obtains the land ownership certificate of the Land.

Information of the Land

The Land is located at Land Lot No. 228, Chengsheng Section, Luzhu District, Taoyuan City, Taiwan with a site area of approximately 3,430.01 square meters. The Land is currently a vacant plot and is zoned as Type B Industrial Zone (乙種工業區). The Land is subject to a statutory building coverage ratio of 70%, with both the statutory floor area ratio and the actual buildable floor area ratio set at 210%.

BASIS OF DETERMINATION OF THE CONSIDERATION

The Consideration was determined after arm's length negotiations between the parties to the Sale and Purchase Agreement with reference to, among other things, a valuation report prepared by CCIS Real Estate Joint Appraisers Firm (中華徵信不動產估價師聯合事務所), an independent professional valuer using direct comparison approach, according to which the market value of the Land as at 31 July 2026 amounted to approximately NT$362,110,000 (equivalent to approximately HK$90,027,500) (the "**Valuation**"). The Consideration represents a discount of approximately 0.6% to the Valuation.

The Consideration shall be funded by internal resources of the Group and banking facilities currently available to the Group.

The Board, including the independent non-executive Directors, considers that the basis of determination of the Consideration is fair and reasonable so far as the Company is concerned.

REASONS FOR AND BENEFITS OF THE ACQUISITION

As disclosed in the Company's annual report for the year ended 31 December 2025, the Group had commenced a preliminary assessment of a potential property acquisition in Taiwan for the Group's operational use. The Group's existing offices and production facilities in Taiwan are currently situated within an aging multi-owner multi-storey industrial complex. These premises are constrained by structural deterioration, limited space, suboptimal maintenance quality and building design that are not fully compatible with advanced manufacturing processes.

Driven by accelerating business expansion and the strategic need to optimize operational performance, the Group considers the relocation of its facilities to a new site to be a necessary strategic step to address current operational limitations, facilitate future business expansion, and support long-term operational scale.

As the Land is situated in Luzhu District, Taoyuan City of Taiwan, it offers close proximity to Taoyuan International Airport as well as the main transportation hubs and national freeway routes. The Acquisition allows the Group to build a dedicated, independent office and production facility on this strategic location which will streamline the transport of raw materials and finished products, improve logistics efficiency, and strengthen export capabilities.

Based on the above, the Board (including the independent non-executive Directors) considers that the Acquisition is in line with the Group's operation strategy and the terms of the Sale and Purchase Agreement have been negotiated on an arm's length basis and are on normal commercial terms, which are fair and reasonable and the Acquisition is in the interests of the Company and the Shareholders as a whole.

INFORMATION OF THE GROUP AND THE PARTIES

The Group

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 Purchaser

The Purchaser, Taiwan Kong King Co., Ltd., is a limited company incorporated in Taiwan and is a direct non-wholly owned subsidiary of the Company, in which the Company holds a 67.44% equity interest. The shares of the Purchaser are traded on the TPEx. The Purchaser and its subsidiaries mainly engage in trading and distribution of high-end technology equipment and raw materials and provision of customer services as an agent in Chinese Mainland and Taiwan.

The Sellers

The Sellers, namely Mr. Hsu, Ching-Chi (徐清吉) and Mr. Hsu, Ching-Hui (徐清輝), are both Taiwan citizens. To the best of the Directors' knowledge, information and belief having made all reasonable enquiry, each of the Sellers is a third party independent of the Company and its connected persons (as defined in the Listing Rules).

LISTING RULES IMPLICATIONS

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DEFINITIONS

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

"Acquisition"	the acquisition of the Land by the Purchaser from the Sellers pursuant to the Sale and Purchase Agreement
"Board"	the board of Directors

"Company"	Wong's Kong King International (Holdings) Limited, a company incorporated in Bermuda with limited liability, whose Shares are listed on the Main Board of the Stock Exchange (stock code: 00532)
"Completion"	completion of the Acquisition
"Consideration"	the sum of NT$360,000,000 (equivalent to approximately HK$90,000,000), being the consideration payable under the Sale and Purchase Agreement
"Director(s)"	the directors of the Company
"Group"	the Company and its subsidiaries
"HK$"	Hong Kong dollar, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Land"	a parcel of Type B industrial land bearing lot number 228 situated in Chengsheng Section, Luzhu District, Taoyuan City, Taiwan with a site area of approximately 3,430.01 square metres
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"NT$"	New Taiwan dollars, the lawful currency of Taiwan
"Purchaser"	Taiwan Kong King Co., Ltd., a company limited by shares established in Taiwan and is a direct non-wholly owned subsidiary of the Company, in which the Company holds a 67.44% equity interest, the shares of which are traded on the TPEx
"Sale and Purchase Agreement"	the sale and purchase agreement in respect of the Land dated 25 August 2026 entered into among the Purchaser and the Sellers in relation to the Acquisition
"Sellers"	collectively Mr. Hsu, Ching-Chi (徐清吉) and Mr. Hsu, Ching-Hui (徐清輝)
"Share(s)"	share(s) of HK$0.10 each in the share capital of the Company
"Shareholder(s)"	the shareholder(s) of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"TPEx"	Taipei Exchange, Taiwan

In this announcement, amounts denominated in NT$ have been converted into HK$ at the rate of NT$1 = HK$0.25 for illustration purposes.

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

Hong Kong, 25 August 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.