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Yuk Wing Group Holdings Limited

煜榮集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1536)

DISCLOSEABLE TRANSACTION IN RELATION TO TENANCY AGREEMENT

The Board announces that on 21 January 2026 (after trading hours), the Company as tenants entered into the Tenancy Agreements with the Landlord in relation to the leasing of the Premises.

IMPLICATIONS UNDER THE LISTING RULES

Pursuant to HKFRS16, the Company shall recognise the lease of the Shop as a right-of-use asset on its consolidated statement of financial position. Therefore, the transaction contemplated under the Tenancy Agreement will be regarded as an acquisition of asset by the Group under Chapter 14 of the Listing Rules. As one of the applicable percentage ratios (as defined under the Listing Rules) for the transaction contemplated under the Tenancy Agreement is more than 5% but below 25%, the transaction contemplated under the Tenancy Agreement constitutes a discloseable transaction for the Company under the Listing Rules and is therefore subject to the reporting and announcement requirements under the Listing Rules.

INTRODUCTION

The Board announces that on 21 January 2026 (after trading hours), the Company as tenants entered into the Tenancy Agreements with the Landlord in relation to the leasing of the Premises.

Details of the Tenancy Agreement is set out below:

THE TENANCY AGREEMENT

Parties:	(1) the Landlord; and (2) the Company
Location:	(i) Portion of Office No. 6503, and (ii) the whole of the Office Nos. 6505-11 on 65th Floor, The Center, No.99 Queen's Road Central, Central, Hong Kong. (the "Premises")
Usage:	for office use
Term:	One year from 21 January 2026 to 20 January 2027
Rent:	The rent shall be HK\$1.0 million per month (exclusive of rates, management fees and air-conditioning charges and other outgoings) and paid monthly in advance on the first day of each calendar month
Total consideration payable:	HK\$11.8 million (exclusive of rates, management fees and air-conditioning charges and other outgoings) which will be satisfied by internal resources of the Group

INFORMATION ABOUT THE GROUP

The Company is an investment holding company. The Group is principally engaged in (i) manufacturing and trading of down-the-hole ("DTH") rockdrilling tools; (ii) trading of piling and drilling machineries; and (iii) trading of rockdrilling equipment.

INFORMATION ABOUT THE LANDLORD

The Landlord is principally engaged in the business of real estate activities.

To the best of the Directors' knowledge, information and belief and having made all reasonable enquiries, the Landlord and its respective ultimate beneficial owner(s) are Independent Third Parties.

REASONS FOR AND BENEFITS OF ENTERING INTO THE TENANCY AGREEMENT

The terms of the Tenancy Agreement (including the Monthly Basic Rent) were determined after arm's length negotiations between the parties thereto, taking into account the prevailing economic condition of Hong Kong and the prevailing market rent of similar properties in the nearby area. The Group intends to use the Premises as the headquarter and showroom of the Group in Hong Kong in future. The Premises with a larger floor area would be sufficient for the Group's operation needs and facilitate the future expansion and growth of the businesses. The Directors considered that the transaction contemplated under the Tenancy Agreement is in the ordinary and usual course of business of the Group, the terms of the Tenancy Agreement are on normal commercial terms, fair and reasonable and in the interests of the Company and the Shareholders as a whole.

LISTING RULES IMPLICATIONS

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DEFINITIONS

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

“Board”	the board of Directors
“Company”	Yuk Wing Group Holdings Limited, a company incorporated in the Cayman Islands with limited liability, the Shares of which are listed on the Main Board of the Stock Exchange (stock code: 1536)
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“HKFRS”	Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong

“Hong Kong” People’s	the Hong Kong Special Administrative Region of the Republic of China
“Independent Third Party(ies)”	person(s) who is(are) independent of and not connected with the Company and its connected persons
“Landlord”	The Center (65) Limited, a company incorporated in British Virgin Islands and principally engaged in the business of real estate activities, an Independent Third Party
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Premises”	(i) Portion of Office No. 6503, and (ii) the whole of the Office Nos. 6505-11 on 65th Floor, The Center, No.99 Queen’s Road Central, Central, Hong Kong
“Shareholders”	the holder(s) of the issued Shares
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Tenancy Agreement”	the tenancy agreement dated 21 January 2026 entered into between the Company as tenant and The Center (65) Limited as Landlord in relation to the tenancy of the Premises
“%”	per cent.

By Order of the Board
Yuk Wing Group Holdings Limited
Li Kai Lai Miranda
Executive Director

Hong Kong, 21 January 2026

As at the date of this announcement, the executive Directors are Ms. Li Kai Lai Miranda and Ms. Woo Lan Ying, and the independent non-executive Directors are Mr. Cheung Sze Ming and Mr. Wong Siu Keung Joe.