迅捷環球控股有限公司
**SPEEDY GLOBAL HOLDINGS LIMITED**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock code: 540)**

# (1) CONNECTED TRANSACTION
# AND
# (2) CHANGE OF HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN THE PRC

**2026 DONGGUAN TENANCY AGREEMENTS**

On 10 June 2026 (after trading hours), Speedy Dongguan, an indirect wholly-owned subsidiary of the Company, as tenant and Guangdong Yinghui as the lessor has entered into the 2026 Dongguan Tenancy Agreements for the lease in respect of the Premises for a term of three years commencing from 11 June 2026 to 10 June 2029 (both days inclusive).

**LISTING RULES IMPLICATIONS**

The total rent and management fees payable by Speedy Dongguan under the 2026 Dongguan Tenancy Agreements amount to RMB8,186,134.86 (equivalent to HK$9,454,985.76). The right-of-use assets acquired under the 2026 Dongguan Tenancy Agreements will be recognised by the Group in its consolidated statement of financial position in accordance with the HKFRS 16 Leases. Accordingly, the entering of the 2026 Dongguan Tenancy Agreements and the transactions contemplated thereunder will be deemed as acquisition of right-of-use assets by the Group. The total value of the right-of-use assets is estimated to be approximately HK$9,454,985.76, which is calculated with reference to the present value of the aggregated lease and management fees payments to be made under the 2026 Dongguan Tenancy Agreements.

As at the date of this announcement, Guangdong Yinghui is owned as to 10% by an individual and 90% by Kaitai Industrial Investment (Dongguan) Co., Ltd.*（凱泰產業投資（東莞）有限公司）which is in turn indirectly wholly owned by Mr. Cheuk Lim Fai, who is the brother-in-law of Mr. Huang, the executive Director and a controlling shareholder of the Company. Accordingly, Guangdong Yinghui is a deemed connected person of the Company, and the 2026 Dongguan Tenancy Agreements constitute a connected transaction of the Company under Chapter 14A of the Listing Rules.

As one or more of the applicable percentage ratios in respect of the estimated value of the right-of-use asset under the 2026 Dongguan Tenancy Agreements exceeds 5% but is less than 25%, and the estimated value of the right-of-use of the Premises is less than HK$10,000,000, the transactions contemplated under the 2026 Dongguan Tenancy Agreements constitute a connected transaction of the Company and is subject to the reporting and announcement requirements, but exempt from the circular and Shareholders' approval requirements under Chapter 14A of the Listing Rules.

**CHANGE OF HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN THE PRC**

The Board also announces that the head office and principal place of business of the Company in the PRC has been changed to Room 1101, 11/F, Block 8, Skywork Technovations Park, No. 52 Fuhai Road, Xiagang Community, Chang'an Town, Dongguan City, Guangdong Province, the PRC (中國廣東省東莞市長安鎮廈崗社區福海路52號天工智谷8棟11樓1101室) with effect from 11 June 2026.

## 2026 DONGGUAN TENANCY AGREEMENTS

The Board announces that Speedy Dongguan as tenant and Guangdong Yinghui as the lessor has entered into the 2026 Dongguan Tenancy Agreements, the principal terms of which are summarised as follows:

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| Date: | 10 June 2026 |
| Parties: | Guangdong Yinghui (a connected person of the Company) as lessor and Speedy Dongguan (an indirect wholly-owned subsidiary of the Company) as tenant |
| Term: | For the period from 11 June 2026 to 10 June 2029 (both days inclusive) |

| **Location of the Premises** | **Gross floor area** *(sq. m)* | **Monthly rent payable (VAT tax inclusive)** *(RMB)* | **Monthly management fee payable** *(RMB)*[Note] | **Rental deposit** *(RMB)* |
|---|---|---|---|---|
| 4/F and 5/F, 10/F and 11/F of Block 8; and 4/F of Block 15 and certain part of a basement at Skywork Technovations Park | 8,914.45 | 205,923.80 | 13,371.68 | 617,771.40 |

*Note:* *based on RMB1.5/sq. m*

The monthly rent payable shall be paid in advance on a monthly basis. The rental deposit is non-interest bearing and shall be returned to the tenant within three months after the expiration of the term of the 2026 Dongguan Tenancy Agreements subject to the terms and conditions of the same.

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| Use of the Premises: | Office and Manufacturing |
| Other: | During the term of 2026 Dongguan Tenancy Agreements, Guangdong Yinghui agreed to provide not more than 50 parking spaces for the period from 11 June 2026 to 10 June 2029 (both days inclusive) and 92 units at 5/F and 6/F of Block 7 at Skywork Technovations Park as dormitory for the period from 1 August 2026 to 10 June 2029 (both days inclusive) for Speedy Dongguan's use, free of charge. The maximum monthly management fee relating to the parking spaces and dormitory payable by Speedy Dongguan shall be an aggregate of RMB 8,426.41 (based on RMB1.5/sq. m and RMB50 per parking space) and the maximum total amount of management fee payable by Speedy Dongguan shall be an aggregate of RMB291,497.94. |
| Basis of determination: | The rental payable under 2026 Dongguan Tenancy Agreements was determined after arm's length negotiation between the parties with reference to the prevailing market rates of similar properties in the locality. |

**REASONS FOR AND BENEFITS OF THE TRANSACTION**

The Directors consider it necessary to enter into the 2026 Dongguan Tenancy Agreements to allow the Group to use the Premises. As the Premises are located near the previous location of the head office and principal place of business of the Company in the PRC and certain customers and suppliers, and are rented at market rates, the Directors are of the view that it is in the interest of the Group in terms of cost-effectiveness and operational efficiency to enter into the 2026 Dongguan Tenancy Agreements upon the expiry of the tenancy agreement in respect of the previous premises for the head office and principal place of business of the Company in the PRC.

Save for Mr. Huang, none of the Directors has any material interest, direct or indirect, in the transactions under the 2026 Dongguan Tenancy Agreements, and therefore none of the Directors, except for Mr. Huang, was required to abstain from voting on the resolutions of the Board to approve the 2026 Dongguan Tenancy Agreements. However, as Ms. Huang is the sister of Mr. Huang, both Mr. Huang and Ms. Huang had abstained from voting on the resolutions of the Board to approve the 2026 Dongguan Tenancy Agreements for prudence's sake.

The Directors (including the independent non-executive Directors) are of the view that the terms of the 2026 Dongguan Tenancy Agreements, which have been agreed after arm's length negotiations, are on normal commercial terms and such terms are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

**LISTING RULES IMPLICATIONS**

The total rent and management fees payable by Speedy Dongguan under the 2026 Dongguan Tenancy Agreements amounts to RMB8,186,134.86 (equivalent to HK$9,454,985.76). The right-of-use assets acquired under the 2026 Dongguan Tenancy Agreements will be recognised by the Group in its consolidated statement of financial position in accordance with the HKFRS 16 Leases. Accordingly, the entering of the 2026 Dongguan Tenancy Agreements and the transactions contemplated thereunder will be deemed as acquisition of right-of-use assets by the Group. The total value of the right-of-use assets is estimated to be approximately HK$9,454,985.76, which is calculated with reference to the present value of the aggregated lease payments to be made under the 2026 Dongguan Tenancy Agreements.

As at the date of this announcement, Speedy Dongguan is an indirect wholly-owned subsidiary of the Company, and Guangdong Yinghui is owned as to 10% by an individual and 90% by Kaitai Industrial Investment (Dongguan) Co., Ltd.*（凱泰產業投資（東莞）有限公司）which is in turn indirectly wholly owned by Mr. Cheuk Lim Fai, who is the brother-in-law of Mr. Huang, an executive Director and a controlling shareholder of the Company. Accordingly, Guangdong Yinghui is a deemed connected person of the Company.

As one or more of the applicable percentage ratios in respect of the estimated value of the right-of-use asset under the 2026 Dongguan Tenancy Agreements exceeds 5% but is less than 25%, and the estimated value of the right-of-use of the Premises is less than HK$10,000,000, the transactions contemplated under the 2026 Dongguan Tenancy Agreements constitute a connected transaction of the Company and is subject to the reporting and announcement requirements, but exempt from the circular and Shareholders' approval requirements under Chapter 14A of the Listing Rules.

## INFORMATION ON THE PARTIES

The principal activity of the Company is investment holding and the Group is principally engaged in the apparel supply chain servicing business which includes offering a wide range of woven wear, cut-and-sewn knitwear and sweater knitwear products to a number of owners or agents of global reputable brands. The Group has also been engaged in the apparel retail business operating in PRC. Speedy Dongguan is a company incorporated in PRC with limited liability and is principally engaged in trading of cut-and-sewn knitwear products.

Speedy Dongguan is an indirect wholly-owned subsidiary of the Company established in the PRC and is principally engaged in the apparel supply chain servicing business.

Guangdong Yinghui is a company established in the PRC principally engaged in property management, industrial park investment, leasing, parking, consulting, and tech incubation. It is owned as to 10% by an individual who, to the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, is an Independent Third Party, and 90% by Kaitai Industrial Investment (Dongguan) Co., Ltd.*（凱泰產業投資（東莞）有限公司）which is in turn indirectly wholly owned by Mr. Cheuk Lim Fai, who is the brother-in-law of Mr. Huang, the executive Director and a controlling shareholder of the Company. Accordingly, Guangdong Yinghui is a deemed connected person of the Company. Guangdong Yinghui is the lease contractor for the landlord of Skywork Technovations Park, which is a company jointly owned by Mr. Huang and his brother, with rights to operate the lease of certain premises in the Skywork Technovations Park including the Premises under 2026 Dongguan Tenancy Agreements as the lessor.

## CHANGE OF HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN THE PRC

The Board also announces that the head office and principal place of business of the Company in the PRC has been changed to Room 1101, 11/F, Block 8, Skywork Technovations Park, No. 52 Fuhai Road, Xiagang Community, Chang'an Town, Dongguan City, Guangdong Province, the PRC（中國廣東省東莞市長安鎮廈崗社區福海路52號天工智谷8棟11樓1101室）with effect from 11 June 2026.

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| "2026 Dongguan Tenancy Agreements" | the tenancy agreement and the supplemental tenancy agreement, both dated 10 June 2026 signed between Speedy Dongguan as tenant and Guangdong Yinghui as lessor in respect of the leasing of the Premises for a term of three years commencing on 11 June 2026 and ending on 10 June 2029 (both days inclusive) |
| "Board" | the board of Directors |
| "Company" | Speedy Global Holdings Limited, a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Stock Exchange |
| "connected person(s)" | has the meaning ascribed to it in the Listing Rules |
| "Director(s)" | the director(s) of the Company |
| "Guangdong Yinghui" | 廣東盈輝物業管理有限公司(Guangdong Yinghui Property Management Co., Ltd.*), a limited liability company incorporated in PRC |
| "Group" | the Company and its subsidiaries from time to time |
| "HK$" | Hong Kong dollars, the lawful currency of Hong Kong |
| "HKFRS" | the Hong Kong Financial Reporting Standards |
| "Hong Kong" | the Hong Kong Special Administrative Region of PRC |
| "Independent Shareholders" | any Shareholder that is not required to abstain from voting at the general meeting (if any) to approve the 2026 Dongguan Tenancy Agreements |
| "Independent Third Party(ies)" | any person who is not a connected person of the Company under Chapter 14A of the Listing Rules |
| "Listing Rules" | the Rules Governing the Listing of Securities on the Stock Exchange |
| "Mr. Huang" | Mr. Huang Chih Shen, the controlling shareholder, chairman, chief executive and an executive Director of the Company |
| "Ms. Huang" | Ms. Huang Li Hun, Serlina, an executive Director of the Company |
| "PRC" | the People's Republic of China |

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| "Premises" | 4/F and 5/F, 10/F and 11/F of Block 8; and 4/F of Block 15 and certain part of a basement at Skywork Technovations Park under the 2026 Dongguan Tenancy Agreements |
| "RMB" | Renminbi, the lawful currency of PRC |
| "Shareholders" | holders of the ordinary shares in the share capital of the Company with the nominal value of HK$0.10 each |
| "Skywork Technovations Park" | Skywork Technovations Park situated at No. 52 Fuhai Road, Xiagang Community, Chang'an Town, Dongguan City, Guangdong Province, the PRC*（中國廣東省東莞市長安鎮廈崗社區福海路52號天工智谷） |
| "Speedy Dongguan" | 東莞迅捷環球製衣有限公司 (Dongguan Speedy Garment Manufacturing Company Limited*), a wholly-foreign owned enterprise established in PRC and an indirect wholly-owned subsidiary of the Company |
| "Stock Exchange" | The Stock Exchange of Hong Kong Limited |
| "subsidiary(ies)" | has the meaning ascribed to it under the Listing Rules |
| "%" | per cent |

* *For identification purpose only*

*For the purpose of this announcement, the exchange rate of RMB1.00 = HK$1.1550 has been used for currency translation and illustration purpose only. Such exchange rate does not constitute a representation that any amount in RMB and HK$ could have been or may be converted at such rate or any other rate on the relevant dates.*

By order of the Board
**Speedy Global Holdings Limited**
**Huang Chih Shen**
*Chairman*

Hong Kong, 10 June 2026

*As at the date of this announcement, the executive directors of the Company are Mr. Huang Chih Shen and Ms. Huang Li Hun, Serlina; the independent non-executive directors of the Company are Mr. Wong Ting Kon, Mr. Chang Cheuk Cheung, Terence and Mr. Chan Tsang Mo.*