LITU HOLDINGS LIMITED
力圖控股有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 1008)

DISCLOSEABLE TRANSACTION: ACQUISITION OF PROPERTY

THE ACQUISITION

The Board is pleased to announce that on 9 September 2025 (after trading hours), the Purchaser, a wholly-owned subsidiary of the Company, entered into the Provisional Sale and Purchase Agreement with the Vendor and the Property Agent, pursuant to which the Purchaser agreed to acquire, and the Vendor agreed to sell, the Property at the Consideration of HK$21,500,000 in cash.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios set out in Rule 14.07 of the Listing Rules exceed 5% but are less than 25%, the Acquisition constitutes a discloseable transaction for the Company and is subject to the notification and announcement requirements under Chapter 14 of the Listing Rules.

INTRODUCTION

The Board is pleased to announce that on 9 September 2025 (after trading hours), the Purchaser, a wholly-owned subsidiary of the Company, entered into the Provisional Sale and Purchase Agreement with the Vendor and the Property Agent, pursuant to which the Purchaser agreed to acquire, and the Vendor agreed to sell, the Property at the Consideration of HK$21,500,000 in cash.

The principal terms of the Provisional Sale and Purchase Agreement are as follows:

THE PROVISIONAL SALE AND PURCHASE AGREEMENT

Date	9 September 2025
Parties	(1) The Purchaser as purchaser
	(2) The Vendor as vendor
	(3) The Property Agent as property agent of the Vendor and the Purchaser

Subject matter

Pursuant to the Provisional Sale and Purchase Agreement, the Vendor shall sell the Property to the Purchaser (or its nominee(s) or sub-purchaser(s)) on an "as is" basis and free from encumbrances. The Vendor and the Purchaser shall enter into the Formal Agreement on or before 23 September 2025.

Property

The property to be acquired is Factory Unit C on 2nd Floor, Kwai Bo Industrial Building, No. 40 Wong Chuk Hang Road, Hong Kong.

To the best of the Directors' knowledge, information, and belief, having made all reasonable enquiries, the Property is not currently subject to any existing tenancy and it did not generate any rental income for the two financial years immediately preceding the signing of the Provisional Sale and Purchase Agreement, as it was used by the Vendor itself.

Consideration

The Consideration is HK$21,500,000 and shall be paid by the Purchaser to the Vendor in cash in the following manner:

(i) an initial deposit of HK$1,075,000 shall be (and has been) paid by the Purchaser to the Vendor's solicitors as stakeholders upon signing of the Provisional Sale and Purchase Agreement, which shall be released to the Vendor on Completion; and

(ii) a further deposit of HK$1,075,000 shall be paid by the Purchaser to the Vendor's solicitors as stakeholders upon signing of the Formal Agreement on or before 23 September 2025, which shall be released to the Vendor on Completion; and

(iii) the balance of the Consideration of HK$19,350,000 shall be paid by the Purchaser to the Vendor's solicitors on the date of the Completion.

The Consideration was determined after arm's length negotiations between the Purchaser and the Vendor through the Property Agent, on normal commercial terms with reference to, among other things, (i) the prevailing market prices of comparable properties of a similar nature and size in the vicinity; and (ii) the current Hong Kong property market conditions. The Consideration will be funded by the Group's internal resources.

Pursuant to the Provisional Sale and Purchase Agreement, the ad valorem stamp duty in relation to the Acquisition shall be paid by the Purchaser.

Completion

Subject to the terms of the Provisional Sale and Purchase Agreement, the Vendor and the Purchaser will enter into the Formal Agreement on or before 23 September 2025. It is expected that the Completion will take place on 3 November 2025. Upon Completion, the Vendor shall deliver vacant possession of the Property to the Purchaser.

INFORMATION ON THE PARTIES

The Purchaser is a wholly-owned subsidiary of the Company and its principal business is investment holding.

To the best of the Directors' knowledge, information, and belief, having made all reasonable enquiries, the Vendor is a company incorporated in Hong Kong principally engaged in import and export trading, with Mr. Andreas Georg Horst Ernst Zimmer as its ultimate beneficial owner. As at the date of this announcement, both the Vendor and its ultimate beneficial owner are Independent Third Parties.

The Property Agent is a licensed estate agent in Hong Kong. To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Property Agent and its ultimate beneficial owners are Independent Third Parties.

REASONS FOR AND BENEFITS OF THE ACQUISITION

The Group is principally engaged in the provision of the printing of cigarette packages, manufacturing of paper packaging materials, printing of packages and decoration matters, research and development on printing technology, wholesale, import and export of the packaging products and other related services and leasing of investment properties.

The Property is strategically located in the Wong Chuk Hang district, one of Hong Kong's major industrial areas, making it suitable for the Group's intended use as a go-down. The Board considers that acquiring and owning the Property is to the Group's long-term benefit, as it will enhance operational efficiency by preventing potential future reliance on leased premises and avoiding associated long-term rental expenses. The Acquisition also provides essential space to cater for future business growth.

In view of the foregoing, the Directors consider that the terms of the Provisional Sale and Purchase Agreement are on normal commercial terms and are fair and reasonable, and the entering into of the Provisional Sale and Purchase Agreement and the transactions contemplated thereunder are in the interests of the Company and its Shareholders as a whole.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios set out in Rule 14.07 of the Listing Rules exceed 5% but are less than 25%, the Acquisition constitutes a discloseable transaction for the Company and is subject to the notification and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

Unless the context otherwise requires, the following terms used in this announcement shall have the following meanings:

"Acquisition"	the acquisition of the Property by the Purchaser from the Vendor pursuant to the terms of the Provisional Sale and Purchase Agreement and the Formal Agreement
"Board"	the board of the Directors
"Company"	Litu Holdings Limited, a company incorporated in the Cayman Islands with limited liability and the issued Shares of which are listed on the Main Board of the Stock Exchange (stock code: 1008)
"Completion"	the completion of the Acquisition in accordance with the terms of the Provisional Sale and Purchase Agreement and the Formal Agreement
"connected person(s)"	has the meaning ascribed to it in the Listing Rules
"Consideration"	an aggregate consideration of HK$21,500,000 for the sale and purchase of the Property
"Director(s)"	the director(s) of the Company
"Formal Agreement"	the formal sale and purchase agreement to be entered into between the Purchaser and the Vendor on or before 23 September 2025 in relation to the Acquisition
"Group"	the Company and its subsidiaries
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Independent Third Party(ies)"	person(s) who is independent of and not a connected person of the Company
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange

"PRC"	the People's Republic of China, which, for the purpose of this announcement, excludes Hong Kong Special Administrative Region, Macau Special Administrative Region and Taiwan
"Property"	Factory Unit C on 2nd Floor, Kwai Bo Industrial Building, No. 40 Wong Chuk Hang Road, Hong Kong
"Property Agent"	Knight Frank Hong Kong Limited, a licensed estate agent in Hong Kong and the joint property agent of the Vendor and the Purchaser
"Provisional Sale and Purchase Agreement"	the provisional agreement for sale and purchase dated 9 September 2025 entered into among the Purchaser, the Vendor and the Property Agent in relation to the Acquisition
"Purchaser"	Litu Group Holdings Limited, a company incorporated in the British Virgin Islands with limited liability and a wholly-owned subsidiary of the Company
"Share(s)"	ordinary share(s) in the issued share capital of the Company
"Shareholder(s)"	registered holder(s) of the Share(s)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Vendor"	C.E.T.E.C. Limited, a company incorporated in Hong Kong
"HK$"	Hong Kong dollar(s), the lawful currency of Hong Kong
"%"	per cent.

By Order of the Board
Litu Holdings Limited
Mr. Huang Wanru
Chairman

Hong Kong, 9 September 2025

As at the date of this announcement, the Board comprises two executive Directors, namely, Mr. Huang Wanru (Chairman) and Ms. Chen Lin Lin Caddie, one non-executive Director, namely, Ms. Li Li, and four independent non-executive Directors, namely, Mr. Lui Tin Nang, Mr. Lam Ying Hung, Andy, Mr. Siu Man Ho, Simon and Dr. Wan Xiaoxia.