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PACIFIC LEGEND GROUP LIMITED

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 8547)

DISCLOSEABLE TRANSACTION IN RELATION TO ACQUISITION OF A PROPERTY

THE ACQUISITION

The Board is pleased to announce that on 20 July 2026, the Purchaser, an indirect wholly owned subsidiary of the Company, entered into the Sale and Purchase Agreement with the Vendor, pursuant to which the Purchaser agreed to acquire and the Vendor agreed to sell the Property at a consideration of HK$11,580,000.

GEM LISTING RULES IMPLICATION

As one of the applicable percentage ratios set out in Rule 19.07 of the GEM Listing Rules in respect of the Acquisition exceeds 5% but all are less than 25%, the Acquisition constitutes a discloseable transaction for the Company and is subject to reporting and announcement requirements under Chapter 19 of the GEM Listing Rules.

INTRODUCTION

On 20 July 2026, the Purchaser, an indirect wholly owned subsidiary of the Company, entered into the Sale and Purchase Agreement with the Vendor, pursuant to which the Purchaser agreed to acquire and the Vendor agreed to sell the Property at a consideration of HK$11,580,000. The principal terms of the Sale and Purchase Agreement are set out below:

PRINCIPAL TERMS OF THE SALE AND PURCHASE AGREEMENT

Date : 20 July 2026

Parties : (i) Wealth Plan Development Limited as the Vendor; and

(ii) Indigo Living Design Limited as the Purchaser

Property to be acquired

The Property refers to a showroom located at Workshop 01, 17/F, One Two One, 121 King Lam Street, Cheung Sha Wan, Kowloon, Hong Kong. The Property is a commercial property with a net floor area of approximately 1,020 square feet.

Consideration and payment terms

The total price of the Property is HK$11,580,000, which shall be paid by the Purchaser to the Vendor as follows:

(i) an initial deposit of HK$200,000 has been paid before the date of this announcement; and

(ii) the remaining balance of the Consideration in the sum of HK$11,380,000 shall be paid on Completion.

The Consideration was agreed between the Vendor and the Purchaser after arm's length negotiations with reference to, amongst other things, the current market value of comparable properties of similar characteristics in the same vicinity and current property market condition. The Consideration will be financed by the Group's internal resources and/or shareholder's loans and/or bank borrowings and/or financial institutions.

Completion

Completion of the acquisition of the Property shall take place on or before 31 July 2026.

INFORMATION OF THE VENDOR AND THE GROUP

To the best of the knowledge, information and belief of the Board after making all reasonable enquiries, the Vendor is a company incorporated in Hong Kong with limited liability and is principally engaged in property development. The Vendor and its direct holding company (as to 100% by Asset Chain Limited, its issued shares of which are listed on the main board of The Stock Exchange of Hong Kong Limited, stock code: 616) are Independent Third Parties.

The Group is principally involved in (i) the sale of home furniture and accessories; (ii) rental of home furniture and accessories; and (iii) project and hospitality services, which typically involve designing, styling, decorating and furnishing commercial or residential properties such as hotels, serviced apartments and showflats.

REASONS FOR AND BENEFITS OF ENTERING INTO THE ACQUISITION

Taking into account (i) the relatively lower prices in the surrounding real estate market; and (ii) the Property is currently used by the Company as a showroom so that the acquisition of the Property will provide the Company with secured and stable operational space without incurring future rental expenses, the Board considers that the Acquisition represents a good investment opportunity for the Group.

The Board believes that the acquisition of the Property will not have a significant adverse impact on the Group's operations and cashflow. The Acquisition is on normal commercial terms and is fair and reasonable and in the interests of the Company and its shareholders as a whole.

GEM LISTING RULES IMPLICATIONS

As one of the applicable percentage ratios set out in Rule 19.07 of the GEM Listing Rules in respect of the Acquisition exceeds 5% but all are less than 25%, the Acquisition constitutes a discloseable transaction for the Company and is subject to reporting and announcement requirements under Chapter 19 of the GEM Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following words and expressions shall have the meaning ascribed to them below:

"Acquisition"	acquisition of the Property by the Purchaser from the Vendor pursuant to the Sale and Purchase Agreement
"Board"	the board of Directors
"Company"	Pacific Legend Group Limited, a company incorporated in the Cayman Islands on 1 September 2017 as an exempted company with limited liability, the issued shares of which are listed on GEM (Stock code: 8547)
"Completion"	completion of the Acquisition
"Consideration"	the consideration for the Acquisition
"Director(s)"	the director(s) of the Company
"GEM"	GEM operated by the Stock Exchange
"GEM Listing Rules"	the Rules Governing the Listing of Securities on GEM
"Group"	the Company and its subsidiaries
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Independent Third Party(ies)"	an individual or a company and their respective ultimate beneficial owner(s), to the best of the Directors' knowledge, information and belief having made all reasonable inquiries, who are independent of the Company and its connected persons (as defined in the GEM Listing Rules)

"Property"	Retail store located at Workshop 01, 17/F, One Two One, 121 King Lam Street, Cheung Sha Wan, Kowloon, Hong Kong
"Sale and Purchase Agreement"	the Sale and Purchase Agreement dated 20 July 2026 entered into between the Purchaser and the Vendor in relation to the acquisition of the Property.
"Purchaser"	Indigo Living Design Limited, an indirect wholly owned subsidiary of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Vendor"	Wealth Plan Development Limited, a private company incorporated in Hong Kong with limited liability
"%"	per cent.

By order of the board of
Pacific Legend Group Limited
Wong Wing Man
Chairperson and Executive Director

Hong Kong, 20 July 2026

As at the date of this announcement, the Board comprises Ms. Wong Wing Man, Mr. Wong Sui Chi and Mr. Law Sai Kit as executive Directors; and Mr. So Alan Wai Shing, Mr. Lee Kwong Ming and Mr. Chan Kin Sun as independent non-executive Directors.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purposes of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that, to the best of their knowledge and belief, (i) the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive; (ii) there are no other matters the omission of which would make any statement herein or this announcement misleading; and (iii) all opinions expressed in this announcement have been arrived at after due and careful consideration and are founded on bases and assumptions that are fair and reasonable.

This announcement will remain on the "Latest Listed Company Information" page of the website of the Stock Exchange at www.hkexnews.hk for at least seven days from the day of its posting. This announcement will also be published on the Company's website at www.pacificlegendgroup.com.