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PRECIOUS DRAGON TECHNOLOGY HOLDINGS LIMITED

保寶龍科技控股有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock code: 1861)

DISCLOSEABLE TRANSACTION IN RELATION TO ACQUISITION OF A PROPERTY

Financial Adviser to the Company

RAINBOW.

RAINBOW CAPITAL (HK) LIMITED
滋博資本有限公司

THE ACQUISITION

The Board is pleased to announce that on 22 January 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\$40,388,800.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios set out in Rule 14.07 of the 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 14 of the Listing Rules.

INTRODUCTION

On 22 January 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\$40,388,800. The principal terms of the Sale and Purchase Agreement are set out below:

PRINCIPAL TERMS OF THE SALE AND PURCHASE AGREEMENT

Date : 22 January 2026

Parties : (i) Skyway Investment Limited as the Vendor; and
(ii) European Property Holding Limited as the Purchaser

Property to be acquired

The Property refers to an office located at China Merchants Tower in Sheung Wan, Hong Kong. The address is Office Unit No.2 on 19/F, China Merchants Tower, Shun Tak Centre, Nos.168-200 Connaught Road Central, Hong Kong. The Property is a commercial property with a gross floor area of approximately 2,676 square feet.

Consideration and payment terms

The total price of the Property is HK\$40,388,800, which shall be paid by the Purchaser to the Vendor as follows:

- (a) an initial deposit of HK\$1,500,000 has been paid as at the date of this Announcement;
- (b) a further deposit of HK\$2,538,880 shall be paid on or before 22 January 2026; and
- (c) the remaining balance of the Consideration in the sum of HK\$36,349,920 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 bank borrowings.

Completion

Completion of the Acquisition shall take place at or before 26 March 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 investment. The Vendor and its ultimate beneficial owners (as to 75% by an individual investor named Yip Ki Chi Luke and as to 25% by an individual investor named Cheung Tat Shing) are Independent Third Parties.

The Group is principally engaged in the design, development, manufacturing and sale of a wide range of automotive beauty and maintenance products, personal care products and other products including household products.

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 acquisition of the Property will provide the Company with additional operational space without incurring future rental expenses, the Board considers that the Acquisition represents a good investment opportunity for the Group. In addition, as the Property is intended for self-use as an office, the Board is of the view that the Acquisition will satisfy the Group's increasing demand for office space arising from the growing business scale and development needs.

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.

LISTING RULES IMPLICATIONS

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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”	Precious Dragon Technology Holdings Limited, an exempted company incorporated in the Cayman Islands with limited liability on 4 May 2018, the shares of which are listed on the main board of the Stock Exchange (stock code: 1861)
“Completion”	completion of the Acquisition
“Consideration”	the consideration for the Acquisition
“Director(s)”	the director(s) of the Company
“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 Listing Rules)
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Property”	Office Unit No.2 on 19/F, China Merchants Tower, Shun Tak Centre, Nos.168-200 Connaught Road Central, Hong Kong
“Sale and Purchase Agreement”	the Sale and Purchase Agreement dated 22 January 2026 entered into between the Purchaser and the Vendor in relation to the acquisition of the Property

“Purchaser”	European Property Holding Limited, an indirect wholly subsidiary of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Vendor”	Skyway Investment Limited, a private company incorporated in Hong Kong with limited liability
“%”	per cent.

By order of the board of
Precious Dragon Technology Holdings Limited
Ko Sau Mee
Chairlady and Executive Director

Hong Kong, 22 January 2026

As at the date of this announcement, the executive Directors are Ms. Ko Sau Mee, Ms. Lin Hing Lei, Mr. Lin Hing Lung and Mr. Yang Xiaoye; and the independent non-executive Directors are Mr. Lee Yiu Pui, Mr. Poon Tak Ching and Mr. Pang Cheung Wai Thomas.