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**TK GROUP (HOLDINGS) LIMITED**

**東江集團（控股）有限公司**

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

**(Stock Code: 2283)**

## **VOLUNTARY ANNOUNCEMENT ACQUISITION OF LAND**

This announcement is made by TK Group (Holdings) Limited (the “**Company**”), together with its subsidiaries (collectively the “**Group**”) on a voluntary basis.

The board (the “**Board**”) of directors of the Company (the “**Directors**”) hereby announces that on 30 May 2025, CÔNG TY TNHH TK PRECISION TECHNOLOGY HỒNG KÔNG VIỆT NAM (東江精密科技香港(越南)有限公司), a wholly-owned subsidiary of the Company, entered into a letter of intent with CÔNG TY CỔ PHẦN ĐẦU TƯ TRUNG QUÝ – BẮC NINH (北寧中貴投資股份公司), for the acquisition of the land use right of a land parcel (the “**Land Parcel**”) located in Phuc Dien Extended Industrial Park, Hai Duong Province, Vietnam for a total consideration of approximately HKD26.76 million (the “**Consideration**”).

The Land Parcel is located at Phuc Dien Extended Industrial Park, Hai Duong Province, Vietnam, with a total site area of approximately 29,843 sq.m. The Land Parcel is mainly designated for infrastructure operation and investment projects and the term of the land use right of the Land Parcel expires in 2071. The Consideration will be funded by internal resources of the Group.

### **Reasons and Benefits of the Acquisition of the Land Parcel**

The Group intends to expand its production capacity in Vietnam and reinforce the “China + Vietnam” dual production layout to meet growing market demand. This expansion will replicate the high-quality plastic injection molding capabilities of its Chinese production

base to Vietnam, while also providing mold maintenance and repair capabilities to ensure efficient and scalable large-scale production. On the other hand, the Group's deployment of its production capacity in Vietnam will help disperse geopolitical risks, provide global customers with more flexible and reliable production solutions and assist the Group effectively respond to potential changes in trade policies.

In view of the location and the designated use of the Land Parcel, the Directors consider that the acquisition of the Land Parcel is in line with the business development strategy and plan of the Group. The Directors further consider that the acquisition of the Land Parcel is carried out in the ordinary course of business and is on normal commercial terms which are fair and reasonable and in the interests of the shareholders of the Company as a whole.

### **Listing Rules Implications**

As the applicable percentage (as defined in Rule 14.07 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) of the acquisition of the Land Parcel does not exceed 5%, the acquisition of the Land Parcel will not constitute a notifiable transaction under Chapter 14 of the Listing Rules.

Further announcement(s) in relation to the matters referred to above will be made by the Company as and when required in accordance with the Listing Rules.

**The Company wishes to emphasize that as of the date of this announcement, the Company has not entered into any formal agreement in respect of the acquisition of the Land Parcel. As the acquisition of the Land Parcel may or may not proceed, shareholders of the Company and potential investors are advised to exercise caution when dealing with the securities of the Company.**

By Order of the Board  
**TK Group (Holdings) Limited**  
**Li Pui Leung**  
*Chairman*

Hong Kong, 3 June 2025

*As at the date of this announcement, the executive directors of the Company are Mr. Li Pui Leung, Mr. Yung Kin Cheung Michael, Mr. Lee Leung Yiu and Mr. Cheung Fong Wa; and the independent non-executive directors of the Company are Dr. Chung Chi Ping Roy, Ms. Christine Wan Chong Leung and Mr. Tsang Wah Kwong.*