

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



Hysan Development Company Limited

希慎興業有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 00014)

Connected Transactions

Disposal of Residential Units at Bamboo Grove

The Board announces that on 3 July 2026, Kwong Wan (a wholly-owned subsidiary of the Company) as vendor entered into the Agreements with the purchasers respectively, pursuant to which:

- (i) Kwong Wan agreed to sell to Purchaser A, and Purchaser A agreed to purchase from Kwong Wan, Unit 1 at a consideration of HK\$36,326,500 in accordance with the terms and conditions of Agreement 1;
- (ii) Kwong Wan agreed to sell to Purchaser B, and Purchaser B agreed to purchase from Kwong Wan, Unit 2 at a consideration of HK\$37,703,900 in accordance with the terms and conditions of Agreement 2; and
- (iii) Kwong Wan agreed to sell to Purchaser C, and Purchaser C agreed to purchase from Kwong Wan, Unit 3 at a consideration of HK\$52,250,000 in accordance with the terms and conditions of Agreement 3.

Purchaser A is wholly-owned by the spouse of Ms. Chung Cordelia, an independent non-executive Director. Purchaser B is held as to 50% by the son and 50% by the daughter-in-law of Ms. Chung Cordelia. Purchaser C is Ms. Wong Ching Ying Belinda, an independent non-executive Director. Hence, Purchaser A, Purchaser B and Purchaser C are connected persons of the Company under the Listing Rules. The entering into of the Agreements therefore constitutes connected transactions of the Company under Chapter 14A of the Listing Rules.

As one or more of the applicable percentage ratios in respect of (i) Disposal 1 and Disposal 2 on a standalone or aggregated basis, and (ii) Disposal 3, respectively, exceed 0.1% and all of the applicable percentage ratios are less than 5%, the Disposals are only subject to the announcement and reporting requirements and are exempt from the independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

INTRODUCTION

The Board announces that on 3 July 2026, Kwong Wan (a wholly-owned subsidiary of the Company) as vendor entered into the Agreements with the purchasers respectively, pursuant to which:

- (i) Kwong Wan agreed to sell to Purchaser A, and Purchaser A agreed to purchase from Kwong Wan, Unit 1 at a consideration of HK\$36,326,500 in accordance with the terms and conditions of Agreement 1;
- (ii) Kwong Wan agreed to sell to Purchaser B, and Purchaser B agreed to purchase from Kwong Wan, Unit 2 at a consideration of HK\$37,703,900 in accordance with the terms and conditions of Agreement 2; and
- (iii) Kwong Wan agreed to sell to Purchaser C, and Purchaser C agreed to purchase from Kwong Wan, Unit 3 at a consideration of HK\$52,250,000 in accordance with the terms and conditions of Agreement 3.

Principal terms of the Agreements are set out below.

PRINCIPAL TERMS OF AGREEMENT 1

- 1. Date : 3 July 2026
- 2. Parties : (a) Kwong Wan as vendor
(b) Purchaser A as purchaser
- 3. Unit 1 : A residential unit of Bamboo Grove with a saleable area of approximately 1,451 square feet.
- 4. Consideration and payment terms : The consideration for the disposal of Unit 1 is HK\$36,326,500 and shall be payable by Purchaser A to Kwong Wan in the following manner:
 - (a) an initial deposit of HK\$1,816,325 (which is equivalent to 5% of the consideration) was paid upon the signing of Agreement 1;
 - (b) a further deposit of HK\$3,632,650 (which, together with the initial deposit in (a) above, is equivalent to 15% of the consideration) is to be paid on or before 3 August 2026; and
 - (c) the balance of the consideration is to be paid on or before 1 June 2027, being the date of completion of the sale and purchase of Unit 1.

The consideration for the disposal of Unit 1 was determined having taken into account, among others, the prevailing market price of comparable prime residential properties in nearby locations; and the valuation of Unit 1 of HK\$36,000,000 as at 31 May 2026 appraised by the Independent Property Valuer.

5. Date of signing of the formal agreement for sale and purchase : On or before 3 August 2026
6. Completion date : On or before 1 June 2027
7. Vacant possession and on “as is” basis : Unit 1 is sold with vacant possession and on an “as is” basis.

PRINCIPAL TERMS OF AGREEMENT 2

1. Date : 3 July 2026
2. Parties : (a) Kwong Wan as vendor
(b) Purchaser B as purchaser
3. Unit 2 : A residential unit of Bamboo Grove with a saleable area of approximately 1,503 square feet.
4. Consideration and payment terms : The consideration for the disposal of Unit 2 is HK\$37,703,900 and shall be payable by Purchaser B to Kwong Wan in the following manner:
 - (a) an initial deposit of HK\$1,885,195 (which is equivalent to 5% of the consideration) was paid upon the signing of Agreement 2;
 - (b) a further deposit of HK\$3,770,390 (which, together with the initial deposit in (a) above, is equivalent to 15% of the consideration) is to be paid on or before 3 August 2026; and
 - (c) the balance of the consideration is to be paid on or before 1 June 2027, being the date of completion of the sale and purchase of Unit 2.

The consideration for the disposal of Unit 2 was determined having taken into account, among others, the prevailing market price of comparable prime residential properties in nearby locations; and the valuation of Unit 2 of HK\$37,500,000 as at 31 May 2026 appraised by the Independent Property Valuer.

5. Date of signing of the formal agreement for sale and purchase : On or before 3 August 2026
6. Completion date : On or before 1 June 2027
7. Vacant possession and on “as is” basis : Unit 2 is sold with vacant possession and on an “as is” basis.

PRINCIPAL TERMS OF AGREEMENT 3

1. Date : 3 July 2026
2. Parties : (a) Kwong Wan as vendor
(b) Purchaser C as purchaser
3. Unit 3 : A residential unit of Bamboo Grove with a saleable area of approximately 2,084 square feet.
4. Consideration and payment terms : The consideration for the disposal of Unit 3 is HK\$52,250,000 and shall be payable by Purchaser C to Kwong Wan in the following manner:
 - (a) an initial deposit of HK\$2,612,500 (which is equivalent to 5% of the consideration) was paid upon the signing of Agreement 3;
 - (b) a further deposit of HK\$2,612,500 (which, together with the initial deposit in (a) above, is equivalent to 10% of the consideration) is to be paid on or before 17 July 2026; and
 - (c) the balance of the consideration is to be paid on or before 24 May 2028, being the date of completion of the sale and purchase of Unit 3.

The consideration for the disposal of Unit 3 was determined having taken into account, among others, the prevailing market price of comparable prime residential properties in nearby locations; and the valuation of Unit 3 of HK\$52,000,000 as at 31 May 2026 appraised by the Independent Property Valuer.

5. Date of signing of the formal agreement for sale and purchase : On or before 17 July 2026
6. Completion date : On or before 24 May 2028
7. Vacant possession and on “as is” basis : Unit 3 is sold with vacant possession and on an “as is” basis.

INFORMATION ON THE UNITS

The net rental incomes attributable to the Units for the two financial years ended 31 December 2025 and 31 December 2024 were as follows:

	For the year ended 31 December	
	2025 HK\$ (approximately)	2024 HK\$ (approximately)
<u>Unit 1</u>		
Net profit before taxation	410,000	705,000
Net profit after taxation	342,000	589,000
<u>Unit 2</u>		
Net profit before taxation	568,000	634,000
Net profit after taxation	474,000	529,000
<u>Unit 3</u>		
Net profit before taxation	952,000	759,000
Net profit after taxation	795,000	634,000

As at 31 December 2025, the book values of the Units were as follows:

	As at 31 December 2025 HK\$ (approximately)
Unit 1	26,982,000
Unit 2	27,943,000
Unit 3	38,689,000

FINANCIAL EFFECT OF THE DISPOSALS

The Disposals are expected to accrue a total gain of approximately HK\$32,700,000 for the Hysan Group, which is calculated based on the total consideration of the Units under the Agreements, less the estimated total book value of the Units recorded in the financial statements of the Hysan Group on the completion date. The net sales proceeds from the Disposals are intended to be used as the general working capital of the Hysan Group.

REASONS FOR AND BENEFITS OF THE DISPOSALS

Bamboo Grove, a residential development by the Hysan Group, is situated in a prime location on Kennedy Road at Mid-Levels, Hong Kong. The development comprises six blocks of a total of 345 residential units and 436 carparking spaces. It has been held by the Hysan Group for leasing purposes. Since August 2025, the Hysan Group has initiated a phased sale of the residential units in two blocks of Bamboo Grove (of which the Units form part) along with a portion of the carparking spaces.

The Board (including the independent non-executive Directors, but excluding Ms. Chung Cordelia who had abstained from voting on the relevant Board resolutions approving Disposal 1 and Disposal 2, and Ms. Wong Ching Ying Belinda who had abstained from voting on the relevant Board resolutions approving Disposal 3) considers that each of Disposal 1, Disposal 2 and Disposal 3 is on normal commercial terms and was entered into in the ordinary and usual course of business of the Hysan Group, and the terms of each of Agreement 1, Agreement 2 and Agreement 3 are fair and reasonable and in the interests of the Hysan Group and the shareholders of the Company as a whole.

LISTING RULES IMPLICATIONS

Purchaser A is wholly-owned by the spouse of Ms. Chung Cordelia, an independent non-executive Director. Purchaser B is held as to 50% by the son and 50% by the daughter-in-law of Ms. Chung Cordelia. Purchaser C is Ms. Wong Ching Ying Belinda, an independent non-executive Director. Hence, Purchaser A, Purchaser B and Purchaser C are connected persons of the Company under the Listing Rules. The entering into of the Agreements therefore constitutes connected transactions of the Company under Chapter 14A of the Listing Rules.

As one or more of the applicable percentage ratios in respect of (i) Disposal 1 and Disposal 2 on a standalone or aggregated basis, and (ii) Disposal 3, respectively, exceed 0.1% and all of the applicable percentage ratios are less than 5%, the Disposals are only subject to the announcement and reporting requirements and are exempt from the independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

As Ms. Chung Cordelia has a material interest in Disposal 1 and Disposal 2, she has abstained from voting on the relevant Board resolutions approving such disposals.

As Ms. Wong Ching Ying Belinda has a material interest in Disposal 3, she has abstained from voting on the relevant Board resolutions approving such disposal.

INFORMATION ON THE HYSAN GROUP, KWONG WAN, PURCHASER A AND PURCHASER B

Hysan Group's principal businesses are property investment, management and development. Hysan Group has a sizeable property portfolio in Hong Kong with one of its core businesses in property leasing.

Kwong Wan's principal business is property investment.

Purchaser A is wholly-owned by Mr. Chan Tim Yiu Raymond and its principal business is investment holding.

Purchaser B is held as to 50% by Mr. Chan Eugene Ling-Heen and 50% by Ms. Liu Ching Yi Jessie and its principal business is investment holding.

DEFINITIONS

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

“Agreements”	Agreement 1, Agreement 2 and Agreement 3 collectively;
“Agreement 1”	the preliminary agreement for sale and purchase dated 3 July 2026 entered into between Kwong Wan as vendor and Purchaser A as purchaser in relation to the sale and purchase of Unit 1;
“Agreement 2”	the preliminary agreement for sale and purchase dated 3 July 2026 entered into between Kwong Wan as vendor and Purchaser B as purchaser in relation to the sale and purchase of Unit 2;
“Agreement 3”	the preliminary agreement for sale and purchase dated 3 July 2026 entered into between Kwong Wan as vendor and Purchaser C as purchaser in relation to the sale and purchase of Unit 3;
“Bamboo Grove”	Bamboo Grove (竹林苑), Nos. 74-86 Kennedy Road, Hong Kong;
“Board”	the board of Directors;
“connected person”	shall have the same meaning ascribed to such term in the Listing Rules;
“Director(s)”	the director(s) of the Company;
“Disposals”	Disposal 1, Disposal 2 and Disposal 3 collectively;
“Disposal 1”	the sale of Unit 1 by Kwong Wan to Purchaser A;
“Disposal 2”	the sale of Unit 2 by Kwong Wan to Purchaser B;
“Disposal 3”	the sale of Unit 3 by Kwong Wan to Purchaser C;
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong;
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China;
“Hysan” or “Company”	Hysan Development Company Limited, a company incorporated in Hong Kong with limited liability, the ordinary shares of which are listed on the Main Board of the Stock Exchange (stock code: 00014);
“Hysan Group”	Hysan and its subsidiaries;
“Independent Property Valuer”	Savills Valuation And Professional Services Limited, an independent property valuer engaged by the Hysan Group;

“Kwong Wan”	Kwong Wan Realty Limited, a wholly-owned subsidiary of the Company incorporated in Hong Kong with limited liability and the registered owner of the Units;
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited;
“Purchaser A”	BGC Limited, a company incorporated in Hong Kong with limited liability and wholly-owned by Mr. Chan Tim Yiu Raymond, spouse of Ms. Chung Cordelia;
“Purchaser B”	Bloomsbury Grove Limited, a company incorporated in Hong Kong with limited liability and held as to 50% by Mr. Chan Eugene Ling-Heen and 50% by Ms. Liu Ching Yi Jessie, the son and the daughter-in-law of Ms. Chung Cordelia;
“Purchaser C”	Ms. Wong Ching Ying Belinda;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“Units”	Unit 1, Unit 2 and Unit 3 collectively;
“Unit 1”	a residential unit at Bamboo Grove with a saleable area of approximately 1,451 square feet;
“Unit 2”	a residential unit at Bamboo Grove with a saleable area of approximately 1,503 square feet; and
“Unit 3”	a residential unit at Bamboo Grove with a saleable area of approximately 2,084 square feet.

By Order of the Board
Lee Irene Yun-Lien
Chairman

Hong Kong, 3 July 2026

*As at the date of this announcement, the Board comprises: Lee Irene Yun-Lien (Chairman), Lui Kon Wai (Executive Director and Chief Operating Officer), Chung Cordelia**, Churchouse Frederick Peter**, Wong Ching Ying Belinda**, Young Elaine Carole**, Zhang Yong**, Lee Anthony Hsien Pin* (Lee Irene Yun-Lien as his alternate), Lee Chien* and Lee Tze Hau Michael*.*

* *Non-Executive Directors*

** *Independent Non-Executive Directors*

This announcement is published on the websites of the Company (www.hysan.com.hk) and the Stock Exchange (www.hkexnews.hk).