

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.



CCFI" FORTIS HOLDINGS LIMITED
(中 建 富 通 集 團 有 限 公 司)

(Incorporated in the Cayman Islands and continued in Bermuda with limited liability)
(Stock Code: 00138)

DISCLOSEABLE TRANSACTION DISPOSAL OF PROPERTY

On 11 July 2025 (after trading hours of the Stock Exchange), the Vendor, an indirect wholly-owned subsidiary of the Company entered into the Provisional Sale and Purchase Agreement with the Purchasers, pursuant to which the Vendor agreed to sell and the Purchasers agreed to purchase the Property at a consideration of HK\$82,000,000. The Consideration was determined after arm's length negotiation and was based on normal commercial terms.

In respect of the Disposal, as one of the applicable percentage ratios calculated under Chapter 14 of the Listing Rules is more than 5% and all the applicable percentage ratios are less than 25%, the Disposal constitutes a discloseable transaction for the Company and is therefore subject to the requirements of notification and announcement under Chapter 14 of the Listing Rules.

THE DISPOSAL

On 11 July 2025 (after trading hours of the Stock Exchange), the Vendor, an indirect wholly-owned subsidiary of the Company entered into the Provisional Sale and Purchase Agreement with the Purchasers, pursuant to which the Vendor agreed to sell and the Purchasers agreed to purchase the Property at a consideration of HK\$82,000,000.

THE PROVISIONAL SALE AND PURCHASE AGREEMENT

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

- Date: 11 July 2025 (signed by the Vendor after trading hours of the Stock Exchange)
- Parties: (i) Rich Full International Industries Limited, an indirect wholly-owned subsidiary of the Company, as the Vendor; and
(ii) Ni Hong and Yang Xiang Dong, as the Purchasers.

Sale and Purchase

Pursuant to the Provisional Sale and Purchase Agreement, the Vendor agreed to sell and the Purchasers agreed to purchase the Property upon the terms contained therein. The Vendor and the Purchasers will enter into the Formal Agreement on or before 24 July 2025.

Information of the Property

The property is the House No. 7, Rosecliff, No. 20 Tai Tam Road, Hong Kong, which is held for investment and capital appreciation and is vacant at present.

The Consideration

The Consideration is HK\$82,000,000, payable in cash.

The Consideration was determined after arm's length negotiation by reference to the prevailing market price of properties in the same building and at nearby location.

The Directors (including the independent non-executive Directors) believe that the Consideration is fair and reasonable and in the interests of the Company and the Shareholders as a whole.

Terms of Payments

- (a) an initial deposit of HK\$4,100,000 has been paid by the Purchasers to the Vendor's solicitors by cashier's order upon signing of the Provisional Sale and Purchase Agreement;
- (b) a further deposit of HK\$4,100,000 will be paid by the Purchasers to the Vendor's solicitors by cashier's order upon signing of the Formal Agreement, i.e. on or before 24 July 2025; and
- (c) the remaining balance of the Consideration of HK\$73,800,000 will be paid by the Purchasers to the Vendor upon completion of the Disposal on or before 25 August 2025.

Completion

Completion of the sale and purchase of the Property will take place on or before 25 August 2025.

There is no condition imposed on the Disposal.

FINANCIAL EFFECT OF THE DISPOSAL

The acquisition cost of the Property was HK\$88,000,000 and its carrying value as at 31 December 2024 was approximately HK\$181,400,000. An unaudited estimated loss of approximately HK\$100,400,000 (after deducting relevant transaction costs of approximately HK\$1,000,000 for the Disposal) representing the difference between the net Consideration (after deducting the related transaction costs) and the carrying value of the Property as at 31 December 2024 is expected to accrue to the Group upon completion. The actual unaudited loss arising from the Disposal will be calculated by deducting the carrying amount of the Property at the date of completion of the Disposal from the net Consideration.

REASONS FOR THE DISPOSAL

The board believes that given the current atmosphere of the property market, which appears to be relatively cautious and subdued, it is a favorable opportunity to realize the value of the property at the right time. This sale will not only reduce the costs of maintaining and managing the property, but it will also help enhance the group's business liquidity. Furthermore, the proceeds from the sale can be used to lower the debt levels, thereby strengthening the overall financial health of the group.

The Directors (including the independent non-executive Directors) consider that the terms of the Provisional Sale and Purchase Agreement and the Disposal are on normal commercial terms, fair and reasonable and in the interests of the Company and the Shareholders as a whole.

USE OF PROCEEDS OF THE DISPOSAL

The net proceeds from the Disposal of approximately HK\$81,000,000 will solely be applied to repay the outstanding mortgage loan on the Property in full and other bank loans.

INFORMATION OF THE VENDOR, THE COMPANY AND THE GROUP

The Vendor is an indirect wholly-owned subsidiary of the Company and its principal activity is property investment.

The Company is the holding company of the Group, which is principally engaged in (i) property business; (ii) securities business; (iii) Blackbird Group's multi-faceted automotive business and investments in valuable collections; and (iv) cultural entertainment business.

INFORMATION OF THE PURCHASERS

The Purchasers are individuals.

To the best of the Directors' knowledge, information and belief, and having made all reasonable enquiries, the Purchasers are third parties independent of the Company and its connected persons.

LISTING RULES IMPLICATIONS

In respect of the Disposal, as one of the applicable percentage ratios calculated under Chapter 14 of the Listing Rules is more than 5% and all the applicable percentage ratios are less than 25%, the Disposal constitutes a discloseable transaction for the Company and is therefore subject to the requirements of notification and announcement under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, the following expressions have the following meanings, unless the context otherwise requires:

“Board”	the board of Directors;
“Company”	CCT Fortis Holdings Limited, a company incorporated in the Cayman Islands and continued in Bermuda with limited liability whose Shares are listed on the Main Board of the Stock Exchange;
“connected person(s)”	has the same meaning ascribed to it under the Listing Rules;
“Consideration”	the consideration of HK\$82,000,000 for the sale of the Property;
“Director(s)”	the director(s) of the Company from time to time;
“Disposal”	the disposal of the Property by the Vendor to the Purchasers pursuant to the terms and conditions of the Provisional Sale and Purchase Agreement and the Formal Agreement;
“Formal Agreement”	the formal sale and purchase agreement to be entered into between the Vendor and the Purchasers in relation to the sale and purchase of the Property;
“Group”	the Company and its subsidiaries from time to time;
“HK\$”	Hong Kong dollar(s), the lawful currency of Hong Kong;
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC;
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange;
“percentage ratios”	has the meaning ascribed to it under the Listing Rules;

“PRC”	the People’s Republic of China and for the purpose of this announcement excluding Hong Kong, the Macau Special Administrative Region of the People’s Republic of China and Taiwan;
“Property”	House No.7, Rosecliff, No.20 Tai Tam Road, Hong Kong;
“Provisional Sale and Purchase Agreement”	the provisional sale and purchase agreement signed by the Vendor on 11 July 2025 with the Purchasers in relation to the sale and purchase of the Property;
“Purchasers”	the purchasers under the Provisional Sale and Purchase Agreement, Ni Hong and Yang Xiang Dong ;
“Share(s)”	the ordinary share(s) of HK\$0.10 each in the share capital of the Company;
“Shareholder(s)”	the holder(s) of the Share(s);
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“Vendor”	Rich Full International Industries Limited, a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company; and
“%”	per cent.

By Order of the Board of
CCT FORTIS HOLDINGS LIMITED
Mak Shiu Tong, Clement
Chairman

Hong Kong, 11 July 2025

As at the date of this announcement, the executive Directors are Mr. Mak Shiu Tong, Clement and Ms. Cheng Yuk Ching, Flora ; and the independent non-executive Directors are Mr. Chen Li, Mr. Chow Siu Ngor and Mr. Lau Ho Kit, Ivan.