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CCTI 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)

**MAJOR TRANSACTION IN RELATION
TO THE DISPOSAL OF PROPERTY**

THE DISPOSAL

On 22 May 2026 (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 Purchaser, pursuant to which the Vendor agreed to sell and the Purchaser agreed to purchase the Property at a consideration of HK\$42,450,000. The Consideration was determined after arm's length negotiation and was based on normal commercial terms.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios for the Disposal exceeds 25% but all the applicable percentage ratios are less than 75%, the Disposal constitutes a major transaction for the Company under the Listing Rules and therefore is subject to the reporting, announcement, circular and Shareholders' approval requirements under Chapter 14 of the Listing Rules.

To the best of the knowledge, information and belief of the Directors, after having made all reasonable enquiries, as at the date of this announcement, no Shareholders or any of their respective associates have any material interest in the Disposal. As such, no Shareholder would be required to abstain from voting in favour of the resolution approving the Disposal if the Company were to convene a special general meeting to approve the Disposal.

Pursuant to Rule 14.44 of the Listing Rules, written shareholders' approval may be accepted in lieu of holding a general meeting. The Company has obtained the written approval from a closely allied group of Shareholders comprising Mr. Mak, Capital Force, New Capital and Capital Winner, which together are beneficially interested in an aggregate of 119,954,272 Shares, representing approximately 74.98% of the total number of issued Shares as at the date of this announcement, to approve the Disposal. Of the 119,954,272 Shares beneficially interested by these Relevant Shareholders, 2,558,965 Shares, 25,292,179 Shares, 45,260,761 Shares and 46,842,367 Shares are beneficially owned by Mr. Mak, Capital Force, New Capital and Capital Winner respectively, representing approximately 1.6%, 15.81%, 28.29% and 29.28%, respectively of the total number of issued Shares as at the date of this announcement.

Accordingly, no general meeting of the Company will be convened for the purpose of approving the Disposal. A circular of the Company containing, among others, (i) further details of the Disposal, and (ii) other information required to be disclosed under the Listing Rules, will be despatched to the Shareholders on or before 15 June 2026, in accordance with the Listing Rules.

On 22 May 2026, the Vendor and the Purchaser entered into the Provisional Agreement in the Disposal. The principal terms of the Disposal are set out below.

PROVISIONAL AGREEMENT

Date: 22 May 2026

Parties: (i) Goldbay Investments Limited, as the Vendor; and
(ii) Trimworld Limited as the Purchaser.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Purchaser and its ultimate beneficial owner(s) are third parties independent of the Company and its connected persons.

SALE AND PURCHASE

Pursuant to the Provisional Sale and Purchase Agreement, the Vendor agreed to sell and the Purchaser agreed to purchase the Property upon the terms contained therein. The Vendor and the Purchaser will enter into the Formal Agreement on or before 5 June 2026.

INFORMATION OF THE PROPERTY

The Property is the Unit Nos. 01,02,03,05,06,07,08,09&10 on 18 Floor of CCT Telecom Building, No. 11 Wo Shing Street, Shatin, New Territories, Hong Kong, which is held for investment and capital appreciation and is vacant at present.

THE CONSIDERATION

The Consideration is HK\$42,450,000, 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

The Consideration is payable as follows:

- (a) an initial deposit of HK\$1,230,000 has been paid by the Purchaser to the Vendor's solicitors by cashier's order upon signing of the Provisional Sale and Purchase Agreement;
- (b) a further deposit of HK\$2,870,000 will be paid by the Purchaser to the Vendor's solicitors by cashier's order upon signing of the Formal Agreement, i.e. on or before 5 June 2026; and
- (c) the remaining balance of the consideration of HK\$38,350,000 will be paid by the Purchaser to the Vendor upon completion of the Disposal on or before 31 July 2026.

COMPLETION

Completion of the sale and purchase of the Property will take place on or before 31 July 2026. There is no condition imposed on the Disposal.

FINANCIAL EFFECT

The Property is for self-use of the Group and was classified as investment property in the accounts of the Group as at 31 December 2025 with an audited carrying value of HK\$68,300,000. Based on the Consideration under the Provisional Sale and Purchase Agreement, the audited carrying value of the Property of HK\$68,300,000 as at 31 December 2025, and the related expenses for the Disposal of approximately HK\$580,000, the Group currently estimate to record aggregated unaudited loss of approximately HK\$26,430,000 for the year ending 31 December 2026 from the Property.

REASONS FOR THE DISPOSAL

The Property was acquired in 1998 and has been held by the Group since then. It was utilized as the Group's office address from October 2018 until September 2023. In September 2023, the Company relocated its office address from the Property to its current address at Unit A, 26th Floor, Fortis Tower, 77-79 Gloucester Road, Hong Kong. Thereafter, the Property are vacant. As the Company no longer requires the Property for its own use, the Board is of the opinion that the Company should realise its investment in the Property and the proceeds from the Disposal will further improve the financial position and cash flow 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, and are fair and

USE OF PROCEEDS OF THE DISPOSAL

The net proceeds from the Disposal of approximately HK\$41,870,000 will solely be applied to repay the outstanding mortgage loan on the Property in full.

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 PURCHASER

The Purchaser is a company incorporated in Hong Kong with limited liability and is principally engaged in investment holding.

To the best of the Directors' knowledge, information and belief, and having made all reasonable enquiries, the Purchaser and its ultimate beneficial owner(s) are third parties independent of the Company and its connected persons.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios for the Disposal exceeds 25% but all the applicable percentage ratios are less than 75%, the Disposal constitutes a major transaction for the Company under the Listing Rules and therefore is subject to the reporting, announcement, circular and Shareholders' approval requirements under Chapter 14 of the Listing Rules.

To the best of the knowledge, information and belief of the Directors, after having made all reasonable enquiries, as at the date of this announcement, no Shareholders or any of their respective associates have any material interest in the Disposal. As such, no Shareholder would be required to abstain from voting in favour of the resolution approving the Disposal if the Company were to convene a special general meeting to approve the Disposal.

Pursuant to Rule 14.44 of the Listing Rules, written shareholders' approval may be accepted in lieu of holding a general meeting. The Company has obtained the written approval from a closely allied group of Shareholders comprising Mr. Mak, Capital Force, New Capital and Capital Winner, which together are beneficially interested in an aggregate of 119,954,272 Shares, representing approximately 74.98% of the total number of issued Shares as at the date of this announcement, to approve the Disposal. Of the 119,954,272 Shares beneficially interested by these Relevant Shareholders, 2,558,965 Shares, 25,292,179 Shares, 45,260,761 Shares and 46,842,367 Shares are beneficially owned by Mr. Mak, Capital Force, New Capital and Capital Winner respectively, representing approximately 1.6%, 15.81%, 28.29% and 29.28%, respectively of the total number of issued Shares as at the date of this announcement.

Accordingly, no general meeting of the Company will be convened for the purpose of approving the Disposal. A circular of the Company containing, among others, (i) further details of the Disposal, and (ii) other information required to be disclosed under the Listing Rules, will be despatched to the Shareholders on or before 15 June 2026, in accordance with the Listing Rules.

DEFINITIONS

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

“Board”	the board of Directors;
“Capital Force”	Capital Force International Limited, a company incorporated in the British Virgin Islands, the shares of which are owned as to 51% by Mr. Mak and 49% by Mr. TK Mak, a son of Mr. Mak, beneficially;
“Capital Winner”	Capital Winner Investments Limited, a company incorporated in the British Virgin Islands, the shares of which are owned as to 51% by Mr. Mak and 49% by Mr. TK Mak, a son of Mr. Mak, beneficially;
“Company”	CCT Fortis Holdings Limited (stock code: 00138), 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;
“Consideration”	the total cash consideration of HK\$42,450,000 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 Purchaser 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 Purchaser 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;
“the Property”	Unit Nos. 01,02,03,05,06,07,08,09&10 on 18 Floor of CCT Telecom Building, No. 11 Wo Shing Street, Shatin, New Territories, Hong Kong;
“Provisional Sale and Purchase Agreement”	the provisional sale and purchase agreement signed by the Vendor on 22 May 2026 with the Vendor in relation to the sale and purchase of the Property;
“Purchaser”	Trimworld Limited, a company incorporated in Hong Kong with limited liability;
“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”	Goldbay Investments Limited, a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company;

“Mr. Mak” Mr. Mak Shiu Tong, Clement, the chairman, the chief executive officer, an executive director and the controlling shareholder of the Company;

“New Capital” New Capital Industrial Limited, a company incorporated in the British Virgin Islands, the shares of which are owned as to 51% by Mr. Mak and 49% by Mr. TK Mak, a son of Mr. Mak, beneficially; and

“%” per cent.

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

Hong Kong, 22 May 2026

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