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SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED
銀建國際控股集團有限公司
(Incorporated in Hong Kong with limited liability)
(Stock Code: 171)

TERMINATION OF DISCLOSEABLE TRANSACTION: DISPOSAL OF PROPERTY

Reference is made to the announcement ("**Announcement**") of Silver Grant International Holdings Group Limited ("**Company**") dated 24 February 2025 in relation to the discloseable transaction relating to the disposal of a property. Unless the context requires otherwise, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

The Board announces that as the Registration could not be effected on or before 14 April 2025 in accordance with the SPA and the Vendor and the Purchaser could not agree on the extended date of Completion, on 20 June 2025, the Vendor and the Purchaser entered into a termination agreement ("**Termination Agreement**") pursuant to which (i) with effect from 20 June 2025, the SPA shall be terminated, thereby releasing and discharging each of the Vendor and the Purchaser from its obligations, duties and liabilities under the SPA; (ii) within ten working days from the date of the Termination Agreement, the Vendor and the Purchaser shall jointly apply to the relevant authority in the PRC for the cancellation of the SPA ("**Cancellation**"); and if any party to the Termination Agreement shall cause any delay in the Cancellation due to his/its default, such party shall compensate the non-defaulting party for the resulted loss; (iii) within 10 working days from the date of completion of the Cancellation, the Vendor shall return to the Purchaser the consideration of the Property of RMB1,500,000 (equivalent to approximately HK$1,639,000) paid by the Purchaser to the Vendor without interest; and (iv) save as otherwise provided in the Termination Agreement as disclosed above, each of the Vendor and the Purchaser shall not have any claim against the other party in connection with the SPA.

The Board is of the view that the termination of the SPA will not have any material adverse effect on the business operations of the Group as a whole.

For the purpose of this announcement, unless otherwise indicated, amounts quoted in RMB have been converted into HK$ at the rate of RMB1 to HK$1.0925. Such exchange rate has been used, where applicable, for the purpose of illustration only and does not constitute a representation that any amounts were or may have been exchanged at this or any other rates at all.

On behalf of the Board
Silver Grant International Holdings Group Limited
Chu Hing Tsung
Chairman, Co-Chief Executive Officer and Executive Director

Hong Kong, 20 June 2025

As at the date of this announcement, the Board comprises Mr. Chu Hing Tsung (alias Zhu Qing Yi) (Chairman and Co-Chief Executive Officer), Mr. Zhang Wenguang (Co-Chief Executive Officer), Mr. Weng Jian and Ms. Ku Ka Lee as executive Directors; Mr. Chen Zhiwei and Mr. Chen Yongcun as non-executive Directors; and Mr. Liang Qing, Mr. Zhang Lu and Mr. Hung Muk Ming as independent non-executive Directors.