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Wan Kei Group Holdings Limited

宏基集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1718)

VOLUNTARY ANNOUNCEMENT INVESTMENT IN FOOD AND BEVERAGE BUSINESS

This announcement is made by Wan Kei Group Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) voluntarily to inform the shareholders of the Company and potential investors of the latest development in the Group’s business.

The board (the “**Board**”) of directors (the “**Directors**”) of the Company is pleased to announce that on 5 February 2026, a wholly-owned subsidiary of the Company (the “**Purchaser**”) entered into a sale and purchase agreement (the “**SPA**”) with an independent third party (the “**Vendor**”), being the sole shareholder of the Target Company (as defined below). Pursuant to the SPA, the Purchaser agreed to purchase and the Vendor agreed to sell 70% of the total issued shares in House Clover Ventures Limited, a limited liability company incorporated in the British Virgin Islands (the “**Target Company**”), at the cash consideration of HK\$2,310,000 (the “**Acquisition**”). Upon completion of the Acquisition, the Target Company shall become a non-wholly-owned subsidiary of the Company and the financial results of which will be consolidated into the financial statements of the Group.

The Target Company is in food and beverage business and entered into an exclusive distribution and trademark license agreement with a renowned Japanese coffee brand. It currently operates two premium coffee shops under such Japanese coffee brand in prime locations of Shanghai and manages an online platform for sales of coffee beans and other coffee related products bearing the same brand.

Through the Acquisition, the Group has an immediate entry into the fast-growing premium coffee retail sector in Shanghai, where demand for high-quality specialty coffee continues to expand as driven by rising consumer affluence, urban lifestyle changes and preference for premium branded experience. The Target Company's established operations deliver diversified and recurring revenue streams from physical coffee shops and e-commerce sales of coffee beans and related products. The Board believes that the Acquisition represents a good opportunity for the Group to achieve diversification of its businesses and revenue streams, ultimately enhancing the Group's business performance and profitability, which is in the interests of the Company and its shareholders as a whole.

To the best of the Directors' knowledge, information and belief, and after making all reasonable enquiries, the Vendor is a third party independent of and not connected with the Company and its connected persons. As none of the applicable percentage ratios in respect of the Acquisition are more than 5%, the Acquisition is therefore not subject to the notification and announcement requirements under Chapter 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

By Order of the Board of
Wan Kei Group Holdings Limited
Xu Lin
Chairman

Hong Kong, 5 February 2026

As at the date of this announcement, the executive Directors are Mr. Bai Huawei and Mr. Wang Yu; the non-executive Director is Mr. Xu Lin; and the independent non-executive Directors are Mr. Jiang Senlin, Mr. Zhang Yi and Ms. Dan Xi.