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## **WORLD-LINK LOGISTICS (ASIA) HOLDING LIMITED**

**環宇物流(亞洲)控股有限公司**

*(incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 6083)**

### **DISCLOSEABLE TRANSACTION IN RELATION TO OFFER TO RENEWAL OF THE EXISTING TENANCY AGREEMENTS**

#### **OFFER TO RENEWAL OF EXISTING TENANCY AGREEMENTS**

On 20 May 2026, the Tenant, an indirect wholly-owned subsidiary of the Company, as tenant, has accepted and signed the Offer to Renewal of Existing Tenancy Agreements in respect of the Premises.

Acceptance of the offers contained in the Offer Letters to enter into the Tenancy Agreements shall constitute valid and binding agreements between the Tenant and the Landlord for the renewal of Existing Tenancy Agreements of the Premises, and therefore constitutes a discloseable transaction of the Company under the Listing Rules.

#### **LISTING RULES IMPLICATIONS**

Pursuant to HKFRS 16, the entering into of the Offer to Renewal of Existing Tenancy Agreements by the Tenant as tenant will require the Group to recognize the Premises as right-of-use asset. Accordingly, the transactions contemplated under the Offer Letters will be regarded as the acquisitions of asset by the Company under the Listing Rules.

The Directors consider that since all the Offer Letters were entered into by the Tenant with the same Landlord within 12 months, the transaction contemplated under the Offer Letters shall be aggregated under Rule 14.22 of the Listing Rules. The unaudited value of right-of-use asset recognised by the Company under the Offer Letters amounted to approximately HK\$68 million in aggregate.

As one of the applicable percentage ratios in respect of the transactions contemplated under the Offer Letters is more than 5% but all are below 25%, the entering into of the Offer Letters constitute a discloseable transaction for the Company under the Listing Rules and is subject to the notification and announcement requirements but exempt from Shareholders' approval requirement pursuant to Chapter 14 of the Listing Rules.

## **INTRODUCTION**

On 20 May 2026, the Tenant, an indirect wholly-owned subsidiary of the Company, as tenant, has accepted and signed the Offer to Renewal of Existing Tenancy Agreements in respect of the Premises.

Acceptance of the offers contained in the Offer Letters to enter into the Tenancy Agreements shall constitute valid and binding agreements between the Tenant and the Landlord for the renewal Existing Tenancy Agreements of the Premises, and therefore constitutes a discloseable transaction of the Company under the Listing Rules.

The principal terms of the Offer to Renewal of Existing Tenancy Agreements are set out below:

## **OFFER TO RENEWAL OF EXISTING TENANCY AGREEMENTS**

Date of signing by        20 May 2026  
the Tenant:

Parties:                    (1) San Pack Properties Limited as landlord; and  
  
                                  (2) World-Link Roadway System Company Limited, an indirect wholly-owned subsidiary of the Company as tenant.

To the best knowledge, information and belief of the Directors having made all reasonable enquiries, the Landlord and its ultimate beneficial owners are Independent Third Parties.

Premises:                (i) Portion of G/F, 2-6/F and 4 lorry parking spaces; (ii) 14-19/F, 21-22/F and 24/F; and (iii) 23/F of Allied Cargo Centre located at Nos. 150-164 Texaco Road, Tsuen Wan, New Territories, Hong Kong

Term:                      Two years commencing from 1 July 2026 and expiring on 30 June 2028 (both dates inclusive)

**Rent:** The total rent payable under the Tenancy Agreements with respect of (i) Premises A which is inclusive of management fee but exclusive of rates; (ii) Premises B which is inclusive of management fee and rates; and (iii) Premises C which is inclusive of management fee and rates in aggregate, is approximately HK\$71,847,000. The monthly average rent in aggregate from 1 July 2026 to 30 June 2028 is approximately HK\$2,994,000.

The rent is payable in advance on the 1st day of each and every calendar month.

The rent was determined after arm's length negotiations between the parties with reference to the prevailing market rent for comparable premises in the vicinity of the Premises.

**Rental deposit:** Approximately HK\$6,149,000

**Use of premises:** The Group intends to use the Premises as logistics center and office premises.

**Stamp duty:** The stamp duty shall be borne equally by the Landlord and the Tenant.

The payment of the monthly rent, the rental deposit and the stamp duty will be funded by the internal resources of the Group.

The Landlord and the Tenant shall enter into a formal Tenancy Agreements in the standard form prepared by the Landlord.

## **THE RIGHT-OF-USE ASSET**

The unaudited value of the right-of-use asset recognised by the Company amounted to approximately HK\$68 million in aggregate which is calculated with reference to the present value of the aggregate lease payment under the Offer Letters.

## **INFORMATION ON THE PARTIES**

The Company is an investment holding company. The Group is principally engaged in the integrated logistics service, packing services and distribution business.

The Tenant was incorporated under the laws of Hong Kong with limited liability and is an indirect wholly-owned subsidiary of the Company. The Tenant principally engages in provision of warehousing, transportation and value-added services.

The Landlord was incorporated under the laws of Hong Kong with limited liability and is principally engaged in properties holding business. To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the Landlord, San Pack Properties Limited is a wholly-owned subsidiary of Allied Group Limited, a company listed on the Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") (Stock Code: 373) whose information including its ultimate beneficial owner(s) can be referred to on the website of the Stock Exchange.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Landlord and its ultimate beneficial owners are Independent Third Parties.

## **REASONS FOR AND BENEFITS OF THE RENEWAL OF THE EXISTING TENANCY AGREEMENTS**

The Group is currently leasing the Premises and the lease expires on 30 June 2026. In evaluating the leases, the Directors consider that (i) the Group has been using part of the Premises as its logistics centre and office space for over 20 years; and (ii) the terms of the Offer Letters were determined after arm's length negotiations between the Landlord and the Tenant and with reference to the prevailing market price of comparable premises in the vicinity of the Premises.

The renewal of the Tenancy Agreements is necessary for continuing the business operation of the Group and is in the ordinary and usual course of business of the Group.

The Board considers that the terms and conditions of the Offer Letters and the transactions contemplated thereunder are on normal commercial terms and are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

## **IMPLICATIONS UNDER THE LISTING RULES**

Pursuant to HKFRS 16, the entering into of the Offer to Renewal of Existing Tenancy Agreements and the Offer Letters by the Tenant as tenant will require the Group to recognize the Premises as right-of-use asset. Accordingly, the transactions contemplated under the Offer Letters will be regarded as the acquisitions of asset by the Company under the Listing Rules. The Directors consider that since all the Offer Letters were entered into by the Tenant with the same Landlord within 12 months, the transaction contemplated under the Offer Letters shall be aggregated under Rule 14.22 of the Listing Rules. The unaudited value of right-of-use asset recognised by the Company under the Offer Letters amounted to approximately HK\$68 million.

As one of the applicable percentage ratios in respect of the transactions contemplated under the Offer Letters is more than 5% but all are below 25%, the entering into of the Offer Letters constitute a discloseable transaction for the Company under the Listing Rules and is subject to the notification and announcement requirements but exempt from Shareholders' approval requirement pursuant to Chapter 14 of the Listing Rules.

## **DEFINITIONS**

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

“Board”	board of Directors
“Company”	World-Link Logistics (Asia) Holding Limited, a company incorporated in Cayman Islands with limited liability, whose Shares are listed on the Main Board of the Stock Exchange (stock code: 6083)
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	the directors of the Company
“Existing Tenancy Agreements”	The tenancy agreements dated 15 July 2024 and entered into between the Tenant and the Landlord in respect of the lease of the Premises
“Group”	the Company and its subsidiaries

“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“HKFRS”	Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Independent Third party(ies)”	the independent third party(ies) who is/are, to the best knowledge, information and belief of the Directors having made all reasonable enquiries, independent of and not connected with the Company and the connected person(s) (as defined in the Listing Rules) of the Company
“Landlord”	San Pack Properties Limited, which is a wholly-owned subsidiary of a Allied Group Limited (Stock code: 373) and is principally engaged in property holding business
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Offer Letters”	the offer letters signed and issued by the Tenant on 20 May 2026 in respect of the renewal of Existing Tenancy Agreements
“Offer to Renewal of Existing Tenancy Agreements”	the offer to renew the Existing Tenancy Agreements as contemplated under the Offer Letters
“Premises”	means collectively the Premises A, Premises B and Premises C
“Premises A”	Portion of G/F, 2-6/F and 4 lorry parking spaces of Allied Cargo Centre located at Nos. 150-164 Texaco Road, Tsuen Wan, New Territories, Hong Kong
“Premises B”	14-19/F, 21-22/F and 24/F of Allied Cargo Centre located at Nos. 150-164 Texaco Road, Tsuen Wan, New Territories, Hong Kong
“Premises C”	23/F of Allied Cargo Centre located at Nos. 150-164 Texaco Road, Tsuen Wan, New Territories, Hong Kong

“Share(s)”	share(s) in the Company
“Shareholder(s)”	holders of the Shares from time to time
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Tenancy Agreements”	means the tenancy agreements to be entered into between the Landlord and the Tenant in respect of the Premises
“Tenant”	World-Link Roadway System Company Limited, a company incorporated under the laws of Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company
“%”	per cent.

By order of the Board  
**World-Link Logistics (Asia) Holding Limited**  
**Yeung Kwong Fat**  
*Chairman and Chief Executive Officer*

Hong Kong, 20 May 2026

*As at the date of this announcement, the Executive Directors are Mr. Yeung Kwong Fat, Mr. Lee Kam Hung and Mr. Luk Yau Chi, Desmond; and the Independent Non-executive Directors are Ms. Lai, Bibiana Wing Ying, Mr. Jung Chi Pan, Peter and Mr. Mak Tung Sang.*

*In case of any inconsistency, the English text of this announcement shall prevail over the Chinese text.*