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Bauhaus International (Holdings) Limited

包浩斯國際（控股）有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 483)

DISCLOSEABLE TRANSACTION ACQUISITION OF PROPERTY

The Board wishes to announce that, on 5 September 2025 (after trading hours of the Stock Exchange), the Purchaser, a wholly-owned subsidiary of the Company, entered into the Provisional Sale and Purchase Agreement with the Vendors in respect of the sale and purchase of the Property at a purchase price of HK\$8,320,000. The Acquisition will be completed on or before 7 November 2025.

As one or more of the applicable percentage ratios (as defined under the Listing Rules) calculated pursuant to Rule 14.07 of the Listing Rules in respect of the Acquisition are above 5% but less than 25%, the Acquisition constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules and is therefore subject to the reporting and announcement requirements under the Listing Rules.

INTRODUCTION

The Board wishes to announce that, on 5 September 2025 (after trading hours of the Stock Exchange), the Purchaser, a wholly-owned subsidiary of the Company, entered into the Provisional Sale and Purchase Agreement with the Vendors in respect of the sale and purchase of the Property.

THE PROVISIONAL SALE AND PURCHASE AGREEMENT

Date

5 September 2025

Parties

Vendors: Yau Hon Keung and Cheng Lai Fong Alison

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, each of the Vendors is a Hong Kong resident and an Independent Third Party.

Purchaser: Bauhaus Property Limited, a wholly-owned subsidiary of the Company

Property

The Property is situated at Flat A on 8th Floor of Block 12, Laguna City, No. 17 Laguna Street, Kowloon, Hong Kong.

The Property shall be sold to the Purchaser on an "as is" basis. Upon completion, the Vendors shall deliver vacant possession of Property to Purchaser free from any encumbrances.

Purchase Price

The purchase price of the Property is HK\$8,320,000, which is payable by the Purchaser to the Vendors in the following manner:

- (a) HK\$250,000, which is payable and has been paid upon signing of the Provisional Sale and Purchase Agreement as deposit;
- (b) HK\$582,000 payable upon signing of the formal sale and purchase agreement in respect of the Acquisition as further deposit; and
- (c) the balance of HK\$7,488,000 payable upon completion of the Acquisition, which is expected to take place on or before 7 November 2025.

The purchase price of the Property was determined after arm's length negotiation between the Vendors and the Purchaser in normal commercial terms after having taken into account the market price of the Property where comparison is made based on market prices of comparable properties of similar size, character and location.

It is expected that the purchase price of the Property will be financed by internal resources of the Group, taking into account factors such as the then interest rate and cash flow of the Group.

Formal Agreement

A formal sale and purchase agreement is expected to be signed by the Vendors and the Purchaser on or before 19 September 2025.

Completion

Completion of the Acquisition is expected to take place on or before 7 November 2025.

REASONS FOR AND BENEFITS OF THE ACQUISITION

It is intended that the Property will be used as the staff quarters of the Group. The Property is situated in a very convenient location near Lam Tin MTR station. The Group is of the view that the provision of staff quarters will enhance the attractiveness and competitiveness of the Group's employee remuneration packages.

The Directors, including the independent non-executive Directors, are of the view that the terms of the Acquisition are fair and reasonable and on normal commercial terms and in the interests of the Company and the Shareholders as a whole.

IMPLICATIONS UNDER THE LISTING RULES

As one or more of the applicable percentage ratios (as defined under the Listing Rules) calculated pursuant to Rule 14.07 of the Listing Rules in respect of the Acquisition are above 5% but less than 25%, the Acquisition constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules and is therefore subject to the reporting and announcement requirements under the Listing Rules.

DEFINITION

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

“Acquisition”	the purchase of the Property pursuant to the terms of the Provisional Sale and Purchase Agreement
“Board”	the board of Directors
“Company”	Bauhaus International (Holdings) Limited, a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Main Board of the Stock Exchange
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Directors”	directors of the Company
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Independent Third Party”	third parties independent of the Company and its connected persons
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Property”	the property situated at Flat A on 8th Floor of Block 12, Laguna City, No. 17 Laguna Street, Kowloon, Hong Kong
“Provisional Sale and Purchase Agreement”	The provisional sale and purchase agreement dated 5 September 2025 entered into between the Vendors and the Purchaser in respect of the sale and purchase of the Property

“Purchaser”	Bauhaus Property Limited, a company incorporated under the laws of Hong Kong, a wholly-owned subsidiary of the Company
“Shareholders”	holders of the shares of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Vendor”	Yau Hon Keung and Cheng Lai Fong Alison
“%”	per cent

By order of the Board
Bauhaus International (Holdings) Limited
Tong She Man, Winnie
Chairlady

Hong Kong, 5 September 2025

As at the date of this announcement, the Board comprises two executive Directors, namely Madam Tong She Man, Winnie and Mr. Yeung Yat Hang and three independent non-executive Directors, namely Ms. Choi Sze Man, Mandy, Ms. Hui Mei Sum Virginia Ann and Mr. Tsui Ka Yiu.