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ABLE ENGINEERING HOLDINGS LIMITED

安保工程控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1627)

INSIDE INFORMATION SUCCESSFUL TENDER OF LAND IN HONG KONG

This announcement is made by Able Engineering Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Information Provision (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)

The board of directors (the “**Board**”) of the Company is pleased to announce that, Able Best Limited (the “**Purchaser**”), a wholly-owned subsidiary of the Company, received a letter of acceptance from the Lands Department of the Government of Hong Kong Special Administrative Region (the “**Government**”) today confirming that the Purchaser’s tender for a parcel of land located at Tung Chung Town Lot No. 54, Area 106A, Tung Chung, New Territories in Hong Kong (the “**Target Land**”) with a total site area of approximately 14,152 square metres at the land premium of HK\$1,627,000,000 (the “**Land Premium**”) has been accepted (the “**Potential Acquisition**”). The Target Land is designated for private residential purpose with a maximum gross floor area of 49,532 square metres.

The Purchaser will execute the Conditions of Sale, which set out the terms of the Potential Acquisition, with the Government (as the vendor and a third party independent of the Company and its connected persons). The payment of the Land Premium will be funded by the Group’s internal resources and new bank financing to the extent where available.

REASONS FOR AND BENEFITS OF THE POTENTIAL ACQUISITION

The Target Land will be developed into a private residential units and the Company is optimistic of the long term prospect of this investment. It enables the Company to diversify and expand its business segment into real estate development, thereby expanding the Group’s revenue streams in the long run while providing business synergy combining the Company’s core construction capabilities.

The Board believes that the terms of the Conditions of Sale are on normal commercial terms, and the Potential Acquisition is fair and reasonable and in the interest of the Company and its shareholders as a whole.

INFORMATION OF THE PURCHASER

Able Best Limited is a company established in Hong Kong with limited liability and a wholly owned subsidiary of the Company. As at the date of this announcement, it is an investment holding company.

LISTING RULES IMPLICATION

It is expected that the Potential Acquisition, if materialised, will constitute a very substantial acquisition of the Company under Chapter 14 of the Listing Rules which will be subject to shareholders' approval requirement under the Listing Rules. Further announcement in respect of the Potential Acquisition will be made by the Company in accordance with all applicable requirements of the Listing Rules as and when appropriate.

The Potential Acquisition is subject to the execution of the Conditions of Sale and the payment of the Land Premium and the Potential Acquisition may or may not proceed. The Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company.

By Order of the Board of
Able Engineering Holdings Limited
Yau Kwok Fai
Chairman

Hong Kong, 19 May 2026

As at the date of this announcement, the Board comprises the following members:

Executive Directors

Mr. YAU Kwok Fai (*Chairman*)

Mr. LEE Hang Wing James (*Chief Executive Officer*)

Independent Non-executive Directors

Ar Prof. FUNG Yin Suen Ada

Prof. KO Jan Ming

Dr. LEE Man Piu Albert

Mr. MONG Chan