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CHINA ENVIRONMENTAL RESOURCES GROUP LIMITED

中國環境資源集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1130)

DISCLOSEABLE TRANSACTION IN RELATION TO TENANCY AGREEMENT

THE TENANCY AGREEMENT

On 5 May 2026 (after trading hours), the Tenant (a direct wholly-owned subsidiary of the Company) and the Landlords entered into the Tenancy Agreement in relation to the lease of the Premises for a term of three years commencing on 5 May 2026 and ending on 4 May 2029 (both days inclusive).

LISTING RULES IMPLICATIONS

As one of the applicable percentage ratios (as defined under the Listing Rules) for the transaction contemplated under the Tenancy Agreement is more than 5% but below 25%, the transaction contemplated under the Tenancy Agreement constitutes a discloseable transaction for the Company under the Listing Rules and is therefore subject to the reporting and announcement requirements under the Listing Rules.

The Board announces the execution of the Tenancy Agreement with the following particulars:

THE TENANCY AGREEMENT

Date: 5 May 2026 (after trading hours)

Landlords: Mr. Ng Keung and Ms. Wong Pui Wa, both Independent Third Parties

Tenant: International Richway Limited, a direct wholly-owned subsidiary of the Company

Premises: Unit 12 on 5th Floor, Seapower Tower, Concordia Plaza, No. 1 Science Museum Road, Tsim Sha Tsui East, Kowloon, Hong Kong

Usage: For office use

Lease term: A term of three years from 5 May 2026 to 4 May 2029 (both days inclusive)

Rent: For the period from 5 May 2026 to 15 June 2026: Nil, being the rent-free period;

For the period from 16 June 2026 to 4 May 2028: HK\$57,000 per month (exclusive of rates, management fees and air-conditioning charges and other outgoings); and

For the period from 5 May 2028 to 4 May 2029: HK\$59,850 per month (exclusive of rates, management fees and air-conditioning charges and other outgoings).

The rent shall be paid monthly in advance on the first day of each calendar month.

The aggregate amount of the rent covering the entire lease term under the Tenancy Agreement is HK\$2,008,300, which will be satisfied by internal resources of the Group. The rent was determined by the parties after arm's length negotiations with reference to the prevailing market rent for similar comparable properties in the vicinity of the Premises. The Board (including the independent non-executive Directors) considers that the Tenancy Agreement was entered into on normal commercial terms, is fair and reasonable, and is in the interests of the Company and the Shareholders as a whole.

Deposit: A cash deposit in the sum of HK\$227,361.

THE RIGHT-OF-USE ASSETS

In accordance with HKFRS 16 “Leases”, the Company recognises the value of the right-of-use assets on its consolidated statement of financial position in connection with the lease of the Premises under the Tenancy Agreement. Accordingly, the lease transaction under the Tenancy Agreement is regarded as an acquisition of right-of-use asset by the Group.

Subject to audit, the unaudited aggregate value of the right-of-use assets under the Tenancy Agreement to be recognised by the Group according to HKFRS 16 amounts to approximately HK\$1,850,000, representing the present value of the aggregated rent payable under the Tenancy Agreement for the term of three years in accordance with HKFRS 16.

INFORMATION ON THE PARTIES

The Landlords

To the best of the knowledge, information and belief of the Directors and having made all reasonable enquiries, each of the Landlords is an Independent Third Party.

The Tenant and the Group

The Tenant is a company incorporated in Hong Kong with limited liability and a direct wholly-owned subsidiary of the Company. The Tenant is principally engaged in securities trading and investments, and trading of computer accessories.

REASONS FOR AND BENEFITS OF ENTERING INTO THE TENANCY AGREEMENT

The terms of the Tenancy Agreement were determined after arm’s length negotiations between the parties thereto, taking into account the prevailing economic condition of Hong Kong and the prevailing market rent of similar properties in the nearby area. The Group intends to use the Premises as the main office of the Group in Hong Kong. The tenancy agreement for the existing main office of the Group will expire on 5 July 2026. The Premises with a larger floor area compared to the existing main office of the Group would be sufficient for the Group’s operation needs and facilitate the future expansion and growth of the businesses.

The Board (including the independent non-executive Directors) considered that the transaction contemplated under the Tenancy Agreement is in the ordinary and usual course of business of the Group, the terms of the Tenancy Agreement are on normal commercial terms, fair and reasonable and in the interests of the Company and the Shareholders as a whole.

LISTING RULES IMPLICATIONS

As one of the applicable percentage ratios (as defined under the Listing Rules) for the transaction contemplated under the Tenancy Agreement is more than 5% but below 25%, the transaction contemplated under the Tenancy Agreement constitutes a discloseable transaction for the Company under the Listing Rules and is therefore subject to the reporting and announcement requirements under the Listing Rules.

DEFINITIONS

“Board”	the board of directors of the Company
“Company”	China Environmental Resources Group Limited, a company incorporated in the Cayman Islands with limited liability and the issued Shares are listed on the Main Board of the Stock Exchange (Stock Code: 1130)
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollar(s), 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 People’s Republic of China
“Independent Third Party(ies)”	person(s) who is(are) independent of and not connected with the Company and its connected persons
“Landlords”	Mr. Ng Keung and Ms. Wong Pui Wa, both Independent Third Parties
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Premises”	Unit 12 on 5th Floor, Seapower Tower, Concordia Plaza, No. 1 Science Museum Road, Tsim Sha Tsui East, Kowloon, Hong Kong
“Shareholder(s)”	holder(s) of issued Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

“Tenancy Agreement”	the tenancy agreement dated 5 May 2026 entered into between the Tenant and Mr. Ng Keung and Ms. Wong Pui Wa as Landlords in relation to the tenancy of the Premises
“Tenant”	International Richway Limited, a company incorporated in Hong Kong with limited liability and a direct wholly-owned subsidiary of the Company
“%”	per cent.

By order of the Board
China Environmental Resources Group Limited
Yeung Chi Hang
Chairman and Chief Executive Officer

Hong Kong, 5 May 2026

As at the date of this announcement, the Board comprises five executive Directors, namely Mr. Yeung Chi Hang, Mr. Wong Po Keung, Mr. Chung Siu Wah, Mr. Chik To Pan and Mr. Liu Yafei; and three independent non-executive Directors, namely Mr. Heung Chee Hang, Eric, Mr. Lee Chi Ho and Ms. Lai Pik Chi, Peggy.