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Snack Empire Holdings Limited
快餐帝國控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1843)

DISCLOSEABLE TRANSACTION
DISPOSAL OF PROPERTIES

SUMMARY

The Board would like to announce that, on 16 November 2026 (after trading hours), the Vendor, an indirect wholly-owned subsidiary of the Company, entered into the Option to Purchase with the Purchaser, pursuant to which the Vendor agreed to sell, and the Purchaser agreed to purchase, the Properties at the consideration of S$3,315,100 plus GST of S$298,359 (approximately HK$20,214,024 plus GST of HK$1,819,262).

LISTING RULES IMPLICATION

As the relevant percentage ratios in respect of the disposal of the Properties is more than 5% but less than 25%, the disposal of the Properties constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements but is exempted from the circular and Shareholders' approval requirements under Chapter 14 of the Listing Rules.

INTRODUCTION

The Board would like to announce that, on 16 November 2026 (after trading hours), the Vendor, an indirect wholly-owned subsidiary of the Company, entered into Option to Purchase with the Purchaser, pursuant to which the Vendor agreed to sell, and the Purchaser agreed to purchase, the Properties at the consideration of S$3,315,100, plus GST of S$298,359 (approximately HK$20,214,024 plus GST of HK$1,819,262).

OPTION TO PURCHASE

The principal terms of the Option to Purchase are summarised as follows:

Date:	16 November 2026 (after trading hours)	
Parties:	(1) Vendor:	STSS Integrated Pte. Ltd., an indirect wholly-owned subsidiary of the Company;
	(2) Purchaser:	Linwide Pte. Ltd.; and
	(3) Agent:	Heng Fatt Property Pte. Ltd.
Expiry date:	4:00 p.m. on 30 November 2026	
Expected completion date:	22 February 2027	

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

Properties to be disposed

10 Anson Road #21–02/02A and #21–03/03A Singapore 079903

The Properties are sold with vacant possession on completion.

The carrying value of the Properties as at 31 March 2026 included in the audited consolidated financial statements of the Group for the year ended 31 March 2026 was approximately S$2,847,207 (approximately HK$17,361,018).

Consideration and payment terms

The Consideration for the disposal of the Properties is in the sum of S$3,315,100 plus GST of S$298,359 (approximately HK$20,214,024 plus GST of HK$1,819,262), which shall be paid by the Purchaser to the Vendor in the following manner:

(a) an option money of S$33,151 (approximately HK$202,140) upon the Vendor issuing the Option to Purchase to the Purchaser, being 1% of the purchase price;

(b) a further exercise fee of S$132,604 together with GST of S$14,917.95 (approximately HK$808,561 together with GST of HK$90,963), on or before 4:00 p.m. on 30 November 2026, being 4% of the purchase price; and

(c) the remaining balance in the sum of S$3,149,345 together with GST of S$283,441.05 (approximately HK$19,203,323 together with GST of HK$1,728,299) shall be paid on date of completion.

The Consideration was agreed between the Vendor and the Purchaser after arm's length negotiations on normal commercial terms with reference to, among others, the current market value of comparable properties in the proximity of the Properties and the current property market conditions in Singapore.

Completion

Upon exercise of the Option to Purchase, the sale and purchase of the Properties shall be completed on 22 February 2027 or on such other date as may be agreed between the Vendor and the Purchaser.

Upon due exercise of the Option to Purchase, the Option to Purchase and the duly signed acceptance copy shall constitute a binding contract for the sale and purchase of the Properties.

If the Option to Purchase is not exercised in the required manner on or before the expiry date, the Vendor shall be entitled to retain the option money and neither party shall have any claim against the other.

INFORMATION OF THE PARTIES

The Purchaser is a company incorporated in Singapore with limited liability. It is a holding company engaged in non-financial and insurance activities.

To the best of the Directors' knowledge, information and belief and having made all reasonable enquiries, the Purchaser and the ultimate beneficial owners are independent of the Company and its connected persons.

The Vendor is a company incorporated in Singapore with limited liability and is an indirect wholly-owned subsidiary of the Company. It is principally engaged in wholesale of food and beverage.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Agent is an estate agency company incorporated in Singapore with limited liability, an Independent Third Party.

REASONS FOR AND BENEFITS OF THE DISPOSAL OF THE PROPERTIES

The Properties comprise four office strata units at 10 Anson Road #21–02, #21–02A, #21–03 and #21–03A, International Plaza, Singapore 079903. The Group acquired the Properties in 2018 for use as its head office. Following the relocation of the Group's head office to 10 Anson Road #34–04, #34–05 and #34–06 in August 2026, the Properties have been vacant and are no longer used in the Group's operations.

The Properties currently generate no income for the Group, while the Group continues to bear the holding costs, including management fees, property tax and finance costs on the related mortgage loan. The Directors therefore consider the disposal an opportunity to realise the value of an idle asset at a price that reflects current market conditions.

The disposal is expected to:

(i) unlock the capital tied up in the Properties and strengthen the Group's cash position and working capital;

(ii) enable the Group to fully repay the outstanding mortgage loan secured on the Properties, reducing the Group's borrowings and finance costs;

(iii) eliminate the recurring holding costs of the Properties; and

(iv) allow the Group to redeploy its resources towards its core business.

In view of the above, the Directors (including the independent non-executive Directors) considered that the terms of the Option to Purchase (including the Consideration) are fair and reasonable, on normal commercial terms and in the interest of the Company and the Shareholders as a whole.

LISTING RULES IMPLICATIONS

As the relevant percentage ratios in respect of the disposal of the Properties is more than 5% but less than 25%, the disposal of the Properties constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements but is exempted from the circular and Shareholders' approval requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

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

"Agent"	Heng Fatt Property Pte. Ltd., a company incorporated in Singapore with limited liability;
"Board"	the board of Directors;
"Company"	Snack Empire Holdings Limited, a company incorporated in Cayman Islands with limited liability, the shares of which are listed on the Main Board of the Stock Exchange;

"Consideration"	the consideration of S$3,315,100 plus GST of S$298,359 (approximately HK$20,214,024 plus GST of HK$1,819,262) in aggregate payable by the Purchaser to the Vendor in relation to the disposal of the Properties pursuant to the Option to Purchase;
"Directors"	the directors of the Company;
"Group"	the Company and its subsidiaries;
"GST"	goods and services tax in Singapore;
"HK$"	Hong Kong Dollars, the lawful currency of the Hong Kong Special Administrative Region;
"Independent Third Party(ies)"	any person(s) or company(ies) and their respective ultimate beneficial owner(s), to the best of the Directors' knowledge, information and belief having made all reasonable enquiries, are not connected persons of the Company and are third parties independent of the Company and its connected persons in accordance with the Listing Rules;
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange;
"Option Money"	S$33,151 (approximately HK$202,140) paid by the Purchaser to the Vendor upon grant of the Option to Purchase;
"Option to Purchase"	the option granted by the Vendor to the Purchaser on 16 November 2026 in relation to the proposed sale and purchase of the Properties;
"Properties"	10 Anson Road #21–02/02A and #21–03/03A Singapore 079903;
"Purchaser"	Linwide Pte. Ltd., a company incorporated in Singapore with limited liability and an Independent Third Party;
"S$"	Singapore Dollars, the lawful currency of Singapore;
"Shareholders"	the holder(s) of the shares of the Company;
"Stock Exchange"	The Stock Exchange of Hong Kong Limited;
"Vendor"	STSS Integrated Pte. Ltd., a company incorporated in Singapore with limited liability and an indirect wholly-owned subsidiary of the Company;

"%"	per cent.

For and on behalf of
Snack Empire Holdings Limited
Fok Chee Khuen
Chairman and Independent Non-Executive Director

Singapore, 17 November 2026

As of the date of this announcement, the Board comprises Mr. Daniel Tay Kok Siong and Mr. Wong Chee Tat (chief executive officer) as executive Directors; and Mr. Jong Voon Hoo, Ms. Tan Chiu Yang and Mr. Fok Chee Khuen (chairman) as independent non-executive Directors.