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EMINENCE ENTERPRISE LIMITED

高山企業有限公司

(Incorporated in Bermuda with limited liability)

(Stock code: 616)

DISCLOSEABLE TRANSACTION

DISPOSAL OF LISTED SECURITIES

THE DISPOSAL

The Board announces that, Gainever, an indirect wholly-owned subsidiary of the Company, disposed in a series of transactions for a total of 1,700,000 Pacific Legend Shares (representing approximately 0.41% of the total issued Pacific Legend Shares) on the open market 28 August 2025 with a gross sales proceeds of approximately HK\$803,250 (exclusive of expenses) (equivalent to an average price of approximately HK\$0.4725 per Disposed Share).

LISTING RULES IMPLICATION

As one or more of the applicable percentage ratio(s) (as defined under the Listing Rules) in respect of the Disposal and the previous disposal of Pacific Legend Shares announced on 20 August 2025 on an aggregate basis exceed(s) 5% but is or are less than 25% pursuant to Rule 14.07 of the Listing Rules, the Disposal and the aforesaid previous disposal constitute a discloseable transaction for the Company under Rule 14.06(2) of the Listing Rules and are therefore subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

THE DISPOSAL

The Board announces that, Gainever, an indirect wholly-owned subsidiary of the Company, disposed in a series of transactions for a total of 1,700,000 Pacific Legend Shares (representing approximately 0.41% of the total issued Pacific Legend Shares) on the open market on 28 August 2025 with a gross sales proceeds of approximately HK\$803,250 (exclusive of expenses) (equivalent to an average price of approximately HK\$0.4725 per Disposed Share).

Immediately prior to the Disposal, the Group held 16,300,000 Pacific Legend Shares (representing approximately 3.97% of the total issued Pacific Legend Shares). Following the Disposal, the Group holds 14,600,000 Pacific Legend Shares (representing approximately 3.56% of the total issued Pacific Legend Shares).

As the Disposal was made on the open market, the identities of the counterparties of such Disposal cannot be ascertained. To the best knowledge, information and belief of the Directors and having made all reasonable enquiries, the counterparties and the ultimate beneficial owner(s) of the counterparties of the Disposed Shares are Independent Third Parties.

INFORMATION OF PACIFIC LEGEND

According to publicly available information, Pacific Legend is a company incorporated in the Cayman Islands and the issued shares of which are listed on GEM of the Stock Exchange (Stock Code: 8547). The Pacific Legend Group is principally engaged in the sale of home furniture and accessories, the leasing of home furniture and accessories and the provision of design consultancy services for fitting out interiors with furnishings.

The following financial information is extracted from the 2024 Second Interim Report of Pacific Legend:

	Twelve months ended 31 December	
	2024	2023
	<i>HK\$ '000</i>	<i>HK\$ '000</i>
	<i>(unaudited)</i>	<i>(audited)</i>
Revenue	327,131	250,566
Profit / (loss) before taxation	9,654	(35,843)
Profit / (loss) for the period	9,654	(35,912)

As stated in the 2024 Second Interim Report of Pacific Legend, Pacific Legend Group had an unaudited net assets of HK\$61,109,000 as at 31 December 2024 and an audited net assets of HK\$38,641,000 as at 31 December 2023.

INFORMATION ON THE GROUP AND GAINEVER

The Company is an investment holding company incorporated in Bermuda with limited liability, the issued shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 616). The Group is principally engaged in property development, property investment, investment in securities and others and loan financing businesses.

Gainever, an indirect wholly-owned subsidiary of the Company, is incorporated under the laws of Hong Kong with limited liability. The principal business of Gainever is investment holding and securities investment.

REASONS FOR AND BENEFITS OF THE DISPOSAL AND USE OF PROCEEDS

In view of the current economic uncertainties and volatility in financial markets, the Directors are of the view that it is beneficial to adopt a cautious investment strategy to liquidate its investment in the Disposed Shares with an aim to enhance the liquidity position of the Group. As a result of the Disposal, the Group is expected to recognize a profit of approximately HK\$633,250 (exclusive of expenses), which is calculated on the basis of the difference between the aggregate acquisition costs, being approximately HK\$170,000 (exclusive of expenses), and the aggregate gross sales proceeds, being approximately HK\$803,250 (exclusive of expenses). The Group intends to use the sales proceeds from the Disposal for the Group's general working capital.

As the Disposal was made on the open market, the Board is of the view that the Disposal is fair and reasonable, on normal commercial terms and in the interests of the Company and the Shareholders as a whole.

LISTING RULES IMPLICATION

As one or more of the applicable percentage ratio(s) (as defined under the Listing Rules) in respect of the Disposal and the previous disposal of Pacific Legend Shares announced on 20 August 2025 on an aggregate basis exceed(s) 5% but is or are less than 25% pursuant to Rule 14.07 of the Listing Rules, the Disposal and the aforesaid previous disposal constitute a discloseable transaction for the Company under Rule 14.06(2) of the Listing Rules and are therefore subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms shall have the following meanings when used herein:

“Board”	the board of Directors
“Company”	Eminence Enterprise Limited (高山企業有限公司), an exempted company incorporated in Bermuda with limited liability, the issued shares of which are listed on the main board of the Stock Exchange (Stock Code: 616)
“Director(s)”	the director(s) of the Company
“discloseable transaction”	as defined in the Listing Rules
“Disposal”	the disposal done in a series of transactions by Gainever for a total of 1,700,000 Pacific Legend Shares (representing approximately 0.41% of the total issued Pacific Legend Shares) on the open market on 28 August 2025 with a gross sales proceeds of approximately HK\$803,250 (exclusive of expenses) (equivalent to an average price of approximately HK\$0.4725 per Disposed Share)
“Disposed Share(s)”	a total of 1,700,000 Pacific Legend Shares (representing approximately 0.41% of the total issued Pacific Legend Shares) disposed in a series of transactions by Gainever on the open market on 28 August 2025
“Gainever”	Gainever Corporation Limited (永達恒有限公司), a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company
“GEM”	the GEM maintained and operated by the Stock Exchange
“Group”	the Company and its subsidiaries
“Hong Kong”	Hong Kong Special Administrative Region of the People’s Republic of China
“Independent Third Party(ies)”	person(s) (and in the case of company(ies) and corporation(s), their ultimate beneficial owner(s)) who, to the best knowledge and belief of the Directors, as the case may be, having made all reasonable enquiries, is or are third party(ies) independent of and not connected with the Company, as the case may be, and their respective connected persons (as defined in the Listing Rules)

“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Main Board”	the main board maintained and operated by the Stock Exchange
“Pacific Legend”	Pacific Legend Group Limited, a company incorporated in the Cayman Islands with limited liability and the issued shares of which are listed on GEM of the Stock Exchange (Stock Code: 8547)
“Pacific Legend Group”	Pacific Legend and its subsidiaries
“Pacific Legend Share(s)”	ordinary share(s) of par value of HK\$0.10 each in the share capital of Pacific Legend
“Share(s)”	ordinary share(s) of par value of HK\$0.01 each in the share capital of the Company
“Shareholder(s)”	the holder(s) of the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“%”	per cent.

By order of the Board
EMINENCE ENTERPRISE LIMITED
Lai Law Kau
Chairman and Chief Executive Officer

Hong Kong, 28 August 2025

As at the date hereof, the Board comprises Mr. Lai Law Kau, Ms. Lui Yuk Chu and Mr. Kwong Jimmy Cheung Tim as executive Directors; and Mr. Kan Ka Hon, Mr. Lau Sin Ming and Mr. Wu Koon Yin Welly as independent non-executive Directors.

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