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**巨騰國際控股有限公司**

**JU TENG INTERNATIONAL HOLDINGS LIMITED**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 3336)**

**DISCLOSEABLE TRANSACTION  
DISPOSAL OF LAND AND BUILDINGS IN ZHONGSHAN**

**THE ASSET DISPOSAL AGREEMENT**

On 16 April 2025, Lian-Yi Zhongshan, an indirect, non-wholly-owned subsidiary of the Company, entered into the Asset Disposal Agreement with Guangdong Rushan in relation to the disposal of the Assets for a total consideration of RMB145 million.

**LISTING RULES IMPLICATIONS**

As the highest relevant percentage ratio as defined under Rule 14.07 of the Listing Rules in respect of the Asset Disposal Agreement exceeds 5% but is less than 25%, the transaction contemplated under the Asset Disposal Agreement constitutes discloseable transaction of the Company under Chapter 14 of the Listing Rules and is subject to the reporting and announcement requirements under the Listing Rules.

**INTRODUCTION**

On 16 April 2025, Lian-Yi Zhongshan, an indirect, non-wholly-owned subsidiary of the Company, entered into the Asset Disposal Agreement with Guangdong Rushan in relation to the disposal of the Assets for a total consideration of RMB145 million.

**THE ASSET DISPOSAL AGREEMENT**

**Date**

16 April 2025

**Parties**

- (i) Lian-Yi Zhongshan, as the vendor; and
- (ii) Guangdong Rushan, as the purchaser.

## **Subject matter**

Pursuant to the Asset Disposal Agreement, Lian-Yi Zhongshan has agreed to sell, and Guangdong Rushan has agreed to purchase, the Assets on the terms set out therein.

## **Consideration and payment terms**

Pursuant to the Asset Disposal Agreement, the total consideration shall be RMB145 million, which was determined after arm's length negotiations between the parties on normal commercial terms by referencing, among others, (a) the valuation performed by an independent professionally qualified property valuer in the PRC of approximately RMB212 million; (b) the prevailing market conditions; (c) the unaudited net book value of the Assets as at 31 March 2025 of approximately RMB37 million; and (d) the flexible arrangement granted to Lian-Yi Zhongshan after completion of the Disposal as elaborated in the section headed "Completion and handover" in this announcement.

The consideration shall be payable by Guangdong Rushan in instalments in the following manner:

1. RMB29 million shall be payable within 5 business days after confirmation by the parties that Lian-Yi Zhongshan's title to the Assets are clear and the Assets are not subject to seizure or mortgages;
2. RMB58 million shall be payable within 20 business days after the procedures related to transfer of ownership titles to the Assets have been completed; and
3. RMB58 million shall be payable within 20 business days after the instalment contained in paragraph 2 above has been paid and the parties have confirmed the details in the updated real estate ownership certificate relating to the Assets.

## **Completion and handover**

Completion of the Disposal shall take place within two business days after the final instalment of the consideration has been paid by Guangdong Rushan, whereby Lian-Yi Zhongshan shall deliver the updated real estate ownership certificate relating to the Assets to Guangdong Rushan. Since time is required for Lian-Yi Zhongshan to move out the production facilities housed in the Assets, following completion of the Disposal, Lian-Yi Zhongshan shall have a period of up to three years to deliver vacant possession of the Assets. During such period, until delivery of vacant possession, Lian-Yi Zhongshan would continue to occupy the Assets for its production in its ordinary and usual course of business, and there shall be no rent or other fee payable by Lian-Yi Zhongshan.

## **FINANCIAL EFFECTS OF THE DISPOSAL**

The unaudited net book value of the Assets as at 31 March 2025 was approximately RMB37 million. The Group is expected to record an estimated gain before tax of approximately RMB108 million from the Disposal, being the difference between the consideration received by the Group and the unaudited net book value of the Asset before any expenses and tax. Shareholders should note that the actual amount of the gain on the Disposal can only be ascertained when the incidental transaction costs are determined upon completion of the Disposal. Therefore the actual amount of the gain on the Disposal will be subject to audit and may be different from the amount mentioned above.

The net amount of the consideration receivable will be used as general working capital and capital expenditures of the Group.

## **REASONS FOR ENTERING INTO THE ASSET DISPOSAL AGREEMENT**

In recent years, the global supply chain has been demonstrating change in trends whereby major notebook computer brand manufacturers are gradually shifting their production lines to Southeast Asian region due to the relatively low cost of production and trade tariffs, which adversely affected the demand for production capacities of notebook computer casings located in the PRC. The Group has therefore adjusted its resource allocation strategies accordingly and has been gradually migrating certain of its production capacity to Vietnam to achieve more efficient production and delivery of products so as to meet the demands of such downstream manufacturers for the supply chain layout in the Southeast Asian region. Given that the relevant notebook computer brand manufacturers in the area are expected to relocate their production capacities within the next three years, to better accommodate their business plans and to ensure closer alignment of their expected relocation with the Group's, the Asset Disposal Agreement has included an arrangement whereby more time and flexibility is allowed for the production facilities housed in the Assets to move out. In this connection, the Disposal would be another step taken by the Group to gradually shift its production plants in the PRC towards Southeast Asia.

The Directors are of the opinion that the Asset Disposal Agreement is in line with the Group's strategic development plans by improving the Group's production flexibility and performance, thereby achieving a more sustainable growth, and that the terms of the Asset Disposal Agreement are on normal commercial terms, fair and reasonable and in the interests of the Group and the Shareholders as a whole.

## **INFORMATION ON THE GROUP AND THE PARTIES**

The Company is an investment holding company, and the Group is principally engaged in the manufacture and sale of casings for notebook computer and handheld devices.

Guangdong Rushan is engaged in, among others, manufacturing and sales of electric machines, mechanical and electrical equipment and integrated circuits and it is ultimately beneficially owned as to 99% by Zhou Wei\* (周偉) and 1% by Li Junyi\* (李俊逸).

The Directors confirmed that, to the best of their knowledge, information and belief, having made all reasonable enquiries, Guangdong Rushan and its ultimate beneficial owners are third parties independent of the Company and its connected persons.

## **LISTING RULES IMPLICATIONS**

As the highest relevant percentage ratio as defined under Rule 14.07 of the Listing Rules in respect of the Asset Disposal Agreement exceeds 5% but is less than 25%, the transaction contemplated under the Asset Disposal Agreement constitutes discloseable transaction of the Company under Chapter 14 of the Listing Rules and is subject to the reporting and announcement requirements under the Listing Rules.

## DEFINITIONS

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

“Assets”	the plot of land with approximate site area of 70,000m <sup>2</sup> located at Huojv Development Area Technology East Road, Zhongshan, the PRC, together with the buildings, ancillary and supporting equipment and facilities thereon (but excluding the production equipment and facilities and removable decorative finishes belonging to Lian-Yi Zhongshan)
“Asset Disposal Agreement”	the agreement dated 16 April 2025 entered into between Lian-Yi Zhongshan and Guangdong Rushan in relation to the Disposal
“Board”	the board of Directors
“Company”	Ju Teng International Holdings Limited, a company incorporated under the law of the Cayman Islands with limited liability and the shares of which are listed on the Main Board of the Stock Exchange
“Directors”	the directors of the Company
“Disposal”	the disposal of the Assets by Lian-Yi Zhongshan pursuant to the terms of the Asset Disposal Agreement
“Group”	the Company and its subsidiaries
“Guangdong Rushan”	Guangdong Rushan Intelligent Technology Co., Ltd* (廣東如山智慧科技有限公司), a company established with limited liability in the PRC
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Lian-Yi Zhongshan”	Lian-Yi Precision (Zhongshan) Inc. (聯益精密(中山)有限公司), an indirect, a non-wholly-owned subsidiary of the Company
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“PRC”	People’s Republic of China
“RMB”	Renminbi, the lawful currency of the PRC

“Shareholder(s)”	shareholder(s) of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“subsidiary”	has the meaning given to it in the Listing Rules
“%”	per cent

*\* for identification purposes only*

By order of the Board  
**Ju Teng International Holdings Limited**  
**Cheng Li-Yu**  
*Chairman and Chief Executive Officer*

Hong Kong, 16 April 2025

*As at the date of this announcement, the executive Directors are Mr. Cheng Li-Yu, Mr. Chiu Hui-Chin, Mr. Huang Kuo-Kuang, Mr. Lin Feng-Chieh and Mr. Tsui Yung Kwok, the non-executive Director is Mr. Cheng Li-Yen and the independent non-executive Directors are Mr. Cherng Chia-Jiun, Mr. Yip Wai Ming, Mr. Yuen Chi Ho and Dr. Chuang Shu-Hui.*