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**CCT FORTIS HOLDINGS LIMITED**  
( 中 建 富 通 集 團 有 限 公 司 )

*(Incorporated in the Cayman Islands and continued in Bermuda with limited liability)*  
(Stock Code: 00138)

**SUPPLEMENTAL ANNOUNCEMENT  
DISCLOSEABLE TRANSACTION  
DISPOSAL OF PROPERTY**

Reference is made to the announcement of CCT Fortis Holdings Limited (the “**Company**”) dated 11 July 2025 (the “**Announcement**”) in relation to the Provisional Sale and Purchase Agreement in respect of the Disposal. Capitalised terms used herein shall have the same meanings as those defined in the Announcement unless the context requires otherwise. In addition to the information disclosed in the Announcement, the board (the “**Board**”) of directors (the “**Director(s)**”) of the Company would like to provide the Shareholders and the potential investors with the supplementary information in respect of the Disposal.

**THE BASIS OF CONSIDERATION**

The Consideration of HK\$82,000,000 was determined after arm’s length negotiation by reference to the prevailing market price of properties in the same type of building and at nearby location. In the first half of 2025, there are three comparable transactions and the details are as follows:

Transaction Date	Property Address	Consideration (HK\$)	Unit Price per SFA* (HK\$)	Source of Information
3 Jun 2025	House 7 Villa Rosa, 88 Red Hill Road, Tai Tam	81,980,000	24,737	Centaline and Midland**
3 Apr 2025	House 17 Villa Rosa, 88 Red Hill Road, Tai Tam	78,000,000	23,537	Centaline and Midland**
8 Jan 2025	Cedar Drive House D039, Phase 1, Redhill Peninsula, 18 Pak Pat Shan Road, Tai Tam	55,000,000	21,285	Centaline and Midland**

*SFA\**

*Saleable floor area*

*Centaline and Midland\*\**

*Data extracted from websites of "Centaline Property" and "Midland Realty"*

Given the saleable floor area of 3,209 sq. ft. of the Property and the Consideration of HK\$82,000,000, the unit price of the Disposal is HK\$25,553 per sq. ft. approximately. Compared with the prevailing market unit price of HK\$ 21,285 to HK\$ 24,737, the Consideration is considered fair and in line with market levels. As the property market remains cautious and subdued, it is unlikely that offers exceeding HK\$82,000,000 would be received. The Board believes this represents a favorable opportunity to realize the value of the property and strengthen the financial health of the Group.

## **NO RENTAL INCOME OR NET PROFIT GENERATED FROM THE PROPERTY**

The Property has remained vacant for the two financial years immediately preceding the Disposal and no rental income or net profit is attributable to it during this period.

This announcement is supplemental to, and should be read in conjunction with the Announcement. Save for the supplemental information provided above, all other information and contents set out in the Announcement remain unchanged.

By Order of the Board of  
**CCT FORTIS HOLDINGS LIMITED**  
**Wong Chi Ling**  
*Company Secretary*

Hong Kong, 17 July 2025

*As at the date of this announcement, the executive Directors are Mr. Mak Shiu Tong, Clement and Ms. Cheng Yuk Ching, Flora; and the independent non-executive Directors are Mr. Chen Li, Mr. Chow Siu Ngor and Mr. Lau Ho Kit, Ivan.*