Gold Peak Technology Group Limited
金山科技工業有限公司

(Incorporated in Hong Kong under the Companies Ordinance)

(Stock Code: 40)

DISCLOSEABLE TRANSACTION
IN RELATION TO LEASING OF THE PREMISES

THE LEASE AGREEMENTS

The Board wishes to announce that on 28 July 2026, the Company and GP Batteries (collectively as Tenants) have entered into the Lease Agreements with HKSTP as Landlord in respect of the leasing of the Premises for a term of three years from 1 August 2026 to 31 July 2029 (both days inclusive), respectively.

The Lease Agreements constitute valid and binding agreements between the Tenants and HKSTP for the leasing of the Premises on the terms and conditions as set out therein, respectively. As at the date of this announcement, the Tenants have signed and returned each of the Lease Agreements to HKSTP as Landlord.

IMPLICATIONS UNDER THE LISTING RULES

Pursuant to HKFRS 16 “Leases”, the Company will recognise a right-of-use asset on its consolidated statement of financial position in connection with the leasing of the Premises under the Lease Agreements. Accordingly, the entering into of the Lease Agreements will be regarded as an acquisition of assets by the Group under the Listing Rules. The Group expects to recognise the right-of-use asset of approximately HK$57.2 million under the Lease Agreements.

As one or more of the applicable percentage ratios calculated in respect of the estimated value of the right-of-use asset to be recognised by the Group under the Lease Agreements exceeds 5% but is less than 25%, the transactions contemplated under the Lease Agreements constitute a discloseable transaction for the Company and are subject to the reporting and announcement requirements but are exempt from Shareholders’ approval under Chapter 14 of the Listing Rules.

INTRODUCTION

The Board wishes to announce that on 28 July 2026, the Company and GP Batteries (collectively as Tenants) have entered into the Lease Agreements with HKSTP as Landlord in respect of the leasing of the Premises for a term of three years from 1 August 2026 to 31 July 2029 (both days inclusive), respectively.

The Lease Agreements constitute valid and binding agreements between the Tenants and HKSTP for the leasing of the Premises on the terms and conditions as set out therein, respectively. As at the date of this announcement, the Tenants have signed and returned each of the Lease Agreements to HKSTP as Landlord.

PRINCIPAL TERMS OF THE LEASE AGREEMENTS

1. Lease Agreement A

Date: 28 July 2026

Parties: HKSTP as Landlord; and
The Company as Tenant

Premises A: Located at Building 12W, Phase Three, Hong Kong Science Park, Pak Shek Kok, New Territories, Hong Kong:

(i) Premises A1
Unit 801 of the 8th Floor

(ii) Premises A2
Units 809 to 810 of the 8th Floor

(iii) Premises A3
Units 811 to 818 of the 8th Floor

(iv) Premises A4
Units 901 to 908 of the 9th Floor

(v) Premises A5
Units 909 to 918 of the 9th Floor

Term of the lease: Three years commencing from 1 August 2026 to 31 July 2029 (both days inclusive)

Rent per calendar month for the full lease term, subject to special rates:

(i) Premises A1
HK$97,632.00

(ii) Premises A2
HK$74,425.00

(iii) Premises A3
HK$373,651.50

(iv) Premises A4
HK$370,999.50

Special rates per calendar month for Premises A4:
From 1 August 2026 to 31 July 2027, HK$351,649.33
From 1 August 2027 to 31 July 2028, HK$361,251.67
From 1 August 2028 to 31 July 2029, HK$370,999.50

(v) Premises A5
HK$444,951.68

Special rates per calendar month for Premises A5:
From 1 August 2026 to 31 July 2027, HK$421,671.36
From 1 August 2027 to 31 July 2028, HK$433,224.00
From 1 August 2028 to 31 July 2029, HK$444,951.68

Special rates for Premises A:

Pursuant to a side letter entered into between the Company and the Landlord dated 28 July 2026, the Company is entitled to the benefit of the special rates throughout the entire term, subject to (i) due execution of the Lease Agreement A for the Premises A by the parties; and (ii) the full compliance and observance to all terms of the Lease Agreement A by the Company throughout the entire term. Such side letter shall be read and construed as forming part of Lease Agreement A.

In the event that the Company fails to observe and/or perform any covenant, stipulation, term or condition on the part of the Company under the Lease Agreement A, or that the Landlord is not satisfied with the Company's research and development activities at the Premises and/or the investment in the Premises and/or the results of the due diligence report and/or the business update documents of the Company, the Landlord shall serve a letter notifying the Company, upon which the Company shall immediately cease to be entitled to the special rates for Premises A4 and A5, and the rent stipulated in the Lease for Premises A4 and A5 shall be deemed to be payable by the Company from the commencement of the term, where the special rates shall be of no further effect. The Landlord also reserves the right to claim any shortfall between the special rates applied and the rent from the commencement of the term, where the Company shall upon such demand repay such shortfall to the Landlord forthwith.

Service charges per calendar month which is subject to increase by the Landlord in accordance with the Lease Agreement A:

(i) Premises A1
HK$23,865.60

(ii) Premises A2
HK$22,625.20

(iii) Premises A3
HK$96,709.80

	(iv) Premises A4 HK$96,023.40
	(v) Premises A5 HK$115,526.40
Deposit:	HK$5,476,028.56, i.e. three months' rent for Premises A, service charges and Government rent and rates (the latter two items based on 8% of the monthly rental) which is subject to increase in accordance with the Lease Agreement A
Permitted use:	Research and development of products, services and processes including engineering and advanced manufacturing (but not mass production) and related customer support, sales and marketing services

2. Lease Agreement B

Date:	28 July 2026
Parties:	HKSTP as Landlord; and GP Batteries as Tenant
Premises B:	Units 708 to 709 of the 7th Floor of Building 16W, Phase Three, Hong Kong Science Park, Pak Shek Kok, New Territories, Hong Kong
Term of the lease:	Three years commencing from 1 August 2026 to 31 July 2029 (both days inclusive)
Rent per calendar month for the full lease term, subject to special rates:	Premises B HK$126,996.00 Special rates for Premises B: From 1 August 2026 to 31 July 2027, HK$120,312.00 From 1 August 2027 to 31 July 2028, HK$123,654.00 From 1 August 2028 to 31 July 2029, HK$126,996.00
Special rates for Premises B:	Pursuant to a side letter entered into between GP Batteries and the Landlord dated 28 July 2026, GP Batteries is entitled to the benefit of the special rates throughout the entire term, subject to (i) due execution of the Lease Agreement B for the Premises B by the parties; and (ii) the full compliance and observance to all terms of the Lease Agreement B by GP Batteries throughout the entire term. Such side letter shall be read and construed as forming part of Lease Agreement B.

	In the event that GP Batteries fails to observe and/or perform any covenant, stipulation, term or condition on the part of GP Batteries under the Lease Agreement B, or that the Landlord is not satisfied with the GP Batteries' research and development activities at the Premises and/or the investment in the Premises and/or the results of the due diligence report and/or the business update documents of GP Batteries, the Landlord shall serve a letter notifying GP Batteries, upon which GP Batteries shall immediately cease to be entitled to the special rates for Premises B, and the rent stipulated in the Lease for Premises B shall be deemed to be payable by GP Batteries from the commencement of the term, where the special rates shall be of no further effect. The Landlord also reserves the right to claim any shortfall between the special rates applied and the rent from the commencement of the term, where GP Batteries shall upon such demand repay such shortfall to the Landlord forthwith.
Service charges per calendar month which is subject to increase by the Landlord in accordance with the Lease Agreement B:	Premises B HK$30,278.52
Deposit:	HK$502,302.60, i.e. three months' rent for Premises B, service charges and Government rent and rates (the latter two items based on 8% of the monthly rental) which is subject to increase in accordance with the Lease Agreement B
Permitted use:	Research and development of products, services and processes including engineering and advanced manufacturing (but not mass production) and related customer support, sales and marketing services

RIGHT-OF-USE ASSET

Pursuant to HKFRS 16 "Leases", as a result of the entering into of the Lease Agreements, the Group expects to recognise the unaudited value of the right-of-use asset of approximately HK$57.2 million, mainly representing the present value of the aggregate rent under the Lease Agreements.

INFORMATION ON HKSTP

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, HKSTP is (i) a public corporation set up by the Hong Kong Government in 2001 under the Hong Kong Science and Technology Parks Corporation Ordinance (Chapter 565 of the Laws of Hong Kong). It manages facilities and provides value-added services for the technology, research and development sector in Hong Kong which include the Hong Kong Science Park where the Premises are located; and (ii) a third party independent of the Company and its connected persons (as defined under the Listing Rules).

INFORMATION ON THE GROUP

The Company is an investment holding company. The activities of its principal subsidiaries and associates are investment holding and manufacturing, marketing and trading of batteries, electronics and acoustics products.

GP Batteries is a direct wholly-owned subsidiary of GP Industries, which is an 86.18%-owned subsidiary of the Company as at the date of this announcement. GP Batteries is an investment holding company and its subsidiaries are principally engaged in manufacturing, marketing and trading of batteries.

REASONS FOR AND BENEFITS OF ENTERING INTO THE LEASE AGREEMENTS

The Premises have been occupied by the Group as its headquarters in Hong Kong and the original lease agreements in respect of the Premises will expire on 31 July 2026. As the Hong Kong Science Park is a technological infrastructure in Hong Kong that aims to create a suitable environment for research and development of, among others, electronics and high-tech industries which coincides with the Group's principal business activities, the leasing of the Premises in the Hong Kong Science Park is complementary and beneficial to the Group's operation in Hong Kong, China and South East Asia. In addition, the renewal of the leases of the Premises by way of the entering into of the Lease Agreements will allow the Group to operate its business in Hong Kong on an uninterrupted basis and save the Group from relocation expenses.

The terms (including the rents payable) of the Lease Agreements were arrived at after arm's length negotiations between HKSTP and the Group by reference to the prevailing market rentals for comparable properties in the vicinity of the Premises.

The Board considers that the entering into of the Lease Agreements is in the ordinary and usual course of business of the Group, is on normal commercial terms and such terms are fair and reasonable and in the interests of the Company and its shareholders as a whole.

LISTING RULES IMPLICATIONS

Pursuant to HKFRS 16 "Leases", the Company will recognise a right-of-use asset on its consolidated statement of financial position in connection with the leasing of the Premises under the Lease Agreements. Accordingly, the entering into of the Lease Agreements will be regarded as an acquisition of assets by the Group under the Listing Rules. The Group expects to recognise the right-of-use asset of approximately HK$57.2 million under the Lease Agreements.

As one or more of the applicable percentage ratios calculated in respect of the estimated value of the right-of-use asset to be recognised by the Group under the Lease Agreements exceeds 5% but is less than 25%, the transactions contemplated under the Lease Agreements constitute a discloseable transaction for the Company and are subject to the reporting and announcement requirements but are exempt from Shareholders' approval under Chapter 14 of the Listing Rules.

DEFINITIONS

Unless the context otherwise requires, the following expressions have the following meanings in this announcement:

"Board"	the board of Directors
"Company"	Gold Peak Technology Group Limited (stock code: 40), a company incorporated in Hong Kong with limited liability, the Shares of which are listed on the Main Board of the Stock Exchange
"Director(s)"	director(s) of the Company
"GP Batteries"	GP Batteries International Limited, a company incorporated in the Republic of Singapore with limited liability, a wholly-owned subsidiary of GP Industries and an effectively 86.18%-owned subsidiary of the Company as at date of this announcement
"GP Industries"	GP Industries Limited, a company incorporated in the Republic of Singapore with limited liability, the shares of which are listed on the Singapore Exchange Securities Trading Limited and is owned as to 86.18% by the Company as at the date of this announcement
"Group"	the Company and its subsidiaries
"HKFRS"	Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants
"HKSTP" or "Landlord"	Hong Kong Science and Technology Parks Corporation, a public corporation formed under the Hong Kong Science and Technology Parks Corporation Ordinance (Chapter 565 of the Laws of Hong Kong)
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	Hong Kong Special Administrative Region of the People's Republic of China
"Lease Agreement A"	the lease agreement entered into between HKSTP as Landlord and the Company as Tenant on 28 July 2026 in relation to the leasing of the Premises A
"Lease Agreement B"	the lease agreement entered into between HKSTP as Landlord and GP Batteries as Tenant on 28 July 2026 in relation to the leasing of the Premises B

"Lease Agreements"	collectively, Lease Agreement A and Lease Agreement B
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"percentage ratio(s)"	has the same meaning ascribed to it under Rule 14.07 of the Listing Rules
"Premises"	collectively, Premises A and Premises B
"Premises A" and "Premises B"	has the respective meaning attributable to them under the section headed "Principal Terms of the Lease Agreements" in this announcement
"Share(s)"	ordinary share(s) in the issued share capital of the Company
"Shareholder(s)"	holder(s) of the Share(s)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Tenants"	collectively, the Company and GP Batteries, each of them as Tenant
"%"	per cent.

By Order of the Board of
Gold Peak Technology Group Limited
LEUNG Chi Fung
Company Secretary

Hong Kong, 28 July 2026
www.goldpeak.com

As at the date of this announcement, the Board comprises Messrs. Victor LO Chung Wing (Chairman & Chief Executive), Brian LI Yiu Cheung (Vice Chairman & Executive Vice President), Joseph LEUNG (Deputy Chief Executive), Michael LAM Hin Lap (Managing Director), Waltery LAW Wang Chak (Group Chief Financial Officer & Group Chief Risk Officer) and Christopher LAU Kwan as Executive Directors, Ms. Karen NG Ka Fai as Non-Executive Director and Messrs. LUI Ming Wah, Frank CHAN Chi Chung, Timothy TONG Wai Cheung, Eric YIM Chi Ming and Ms. Miranda LOU Lai Wah as Independent Non-Executive Directors.