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QUALI-SMART HOLDINGS LIMITED

滙達富控股有限公司 *

(Incorporated in the Cayman Islands with limited liability)
(stock code: 1348)

CONNECTED TRANSACTION

DISPOSAL OF PROPERTY

Supplemental Announcement

Reference is made to the announcement of Quali-Smart Holdings Limited (the “**Company**”) dated 17 November 2022 regarding the Disposal of Property (“**Announcement**”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those used in the Announcement.

In addition to the information disclosed in the Announcement, the board of directors of the Company (the “**Board**”) would like to provide further information as below.

On 17 November, 2022, the Vendor, an indirect wholly-owned subsidiary of the Company entered into the Sale and Purchase Agreement with the Purchaser, pursuant to which the Vendor agreed to sell and the Purchaser agreed to purchase the Property at the consideration of HK\$7.1 million. The Property has been held by the Company for more than 12 months with a book value of approximately HK\$7.0 million.

The consideration payable by the Purchaser has been determined after arm’s length negotiation between the Purchaser and the Vendor with reference to, among other things:

- (a) the book value of the Property;
- (b) the market value as per latest valuation

The consideration of HK\$7.1 million is determined with reference to the estimated market value as per valuation report by the independent valuer engaged by the Group on 7 November 2022. The Property has a book value of HK\$7.0 million and was sold to the Purchaser at HK\$7.1 million. As a result of the Disposal, the Company expected to recognize a gain of approximately HK\$100,000, being the difference of the consideration and the existing book value of the Property, net of estimated costs of Disposal.

The above additional information does not affect any other information contained in the Announcement, and save as disclosed in this announcement, all other information in the Announcement remains unchanged.

By order of the Board
Quali-Smart Holdings Limited

LAU Ho Ming, Peter
Executive Chairman

Hong Kong, 25 November 2022

As at the date of this announcement, the Board comprises Mr. Lau Ho Ming, Peter (Executive Chairman), Mr. Poon Pak Ki, Eric, Mr. Chu Raymond and Mr. Ng Kam Seng as executive Directors; Madam Li Man Yee, Stella as non-executive Director; and Mr. Leung Po Wing, Bowen Joseph GBS, JP, Mr. Chan Siu Wing, Raymond and Mr. Wong Wah On, Edward as independent non-executive Directors.

**for identification purpose*