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匯聚科技有限公司
TIME Interconnect Technology Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1729)

**CONNECTED TRANSACTION
IN RELATION TO
THE MEXICO PREMISES LEASE AGREEMENT**

THE LEASE AGREEMENT

On 20 February 2025, Linkz Mexico, an indirect wholly-owned subsidiary of the Company, as tenant entered into the Mexico Premises Lease Agreement with ICT Legend Mexico, an indirect wholly-owned subsidiary of Luxshare Precision, as landlord with a term commencing from 1 March 2025 to 29 February 2028 (both days inclusive) for leasing the Premises for operation of the Group.

LISTING RULES IMPLICATIONS

As at the date of this announcement, ICT Legend Mexico is an indirect wholly-owned subsidiary of Luxshare Precision. As Luxshare Precision is a Controlling Shareholder interested in approximately 70.82% of issued Shares through its wholly-owned subsidiary, namely Luxshare Precision Limited, and is ultimately controlled by Ms. Wang Laichun and Mr. Wang Laisheng, ICT Legend Mexico is an associate of Luxshare Precision and is a connected person of the Company. Accordingly, the transactions with ICT Legend Mexico will constitute connected transactions of the Company under Chapter 14A of the Listing Rules.

As the highest of the applicable percentage ratios (as defined under the Listing Rules) in respect of the total value of the right-of-use assets to be recognised by the Group under the Mexico Premises Lease Agreement is more than 0.1% but less than 5%, the transactions contemplated under the Mexico Premises Lease Agreement are subject to the reporting and announcement requirements but are exempt from the independent shareholders' approval requirement under Chapter 14A of the Listing Rules.

Due to her beneficial interests in Luxshare Precision, Ms. Wang Laichun, the chairman of the Board and the non-executive Director, is regarded as having a material interest in the transactions contemplated under the Mexico Premises Lease Agreement, and has abstained from voting on the relevant resolutions of the Board for approving the Mexico Premises Lease Agreement. To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, save for Ms. Wang Laichun, none of the Directors has any material interest in the Mexico Premises Lease Agreement, and none of them are required to abstain from voting on the relevant resolutions of the Board.

INTRODUCTION

On 20 February 2025, Linkz Mexico, an indirect wholly-owned subsidiary of the Company, as tenant entered into the Mexico Premises Lease Agreement with ICT Legend Mexico, an indirect wholly-owned subsidiary of Luxshare Precision, as landlord with a term commencing from 1 March 2025 to 29 February 2028 (both days inclusive) for leasing the Premises for operation of the Group.

The principal terms of the Mexico Premises Lease Agreement are summarised below.

Mexico Premises Lease Agreement

Date	:	20 February 2025
Parties	:	Linkz Mexico, as tenant ICT Legend Mexico, as landlord
Term	:	1 March 2025 to 29 February 2028 (both days inclusive)

Rent : Linkz Mexico shall pay ICT Legend Mexico a monthly rent of US\$62,581.95 (exclusive of value-added tax) for a period from 1 March 2025 to 31 May 2025 for the Premises of 17,252.67 square meters with 7,000.10 square meters of exterior space. From 1 June 2025 to 31 December 2025, the monthly rent payable by Linkz Mexico is US\$74,128.37 (exclusive of value-added tax) for the Premises of 20,523.61 square meters with 7,000.10 square meters of exterior space. The monthly rent for the Premises thereafter shall be adjusted annually based on the variation of the consumer price index of the United States during the twelve months prior to the adjustment with a maximum cap of 2% with the first adjustment occurring on 1 January 2026. The Board does not expect that such adjustment to the rent will result in a change in the classification of the lease under Chapter 14 of the Listing Rules.

The rent payable by Linkz Mexico was determined after arm's length negotiations between the parties taking into account the prevailing market rent and lease terms of similar premises in the proximity of the Premises. The rent for the Premises is expected to be funded through the internal resources of the Group.

Payment terms : The monthly rent shall be paid in advance within the first ten (10) calendar days of each month. Any payment which is due on a legal holiday in Mexico shall be made on the immediately following business day.

Area : 20,523.61 square meters with 7,000.10 square meters of exterior space of the Premises

Address of the Premises : Avenida Libre Comercio número 221, Parque Industrial El Puente, Reynosa, Tamaulipas, Código Postal 88783

Use of the Premises : For industrial production

Accounting implication

In accordance with HKFRS 16, the Group is required to recognise the lease of the Premises under the Mexico Premises Lease Agreement as an acquisition of right-of-use assets and will be regarded as acquisitions of assets by the Group pursuant to the Listing Rules. It is expected that the value of the right-of-use assets to be recognised by the Group under the Mexico Premises

Lease Agreement is estimated to be approximately US\$2,519,000 (equivalent to approximately HK\$19,645,000), being the present value of the aggregate rent under the Mexico Premises Lease Agreement in accordance with HKFRS 16. Shareholders should note that the above figures are unaudited and may be subject to adjustment in the future.

Reasons for and benefits of the transaction

The Group is actively seeking various opportunities to diversify its business into other countries in order to mitigate the business risks arising from the complex geopolitical relationship around the globe. As such, the Group has decided to expand its digital cable business and automotive wire harness business to Mexico and has been looking for suitable premises as an additional production plant for production. The Premises are in good condition and can be put to use by the Group without requiring material modification and refurbishment. Having considered that the rental payable for lease of the Premises is in line with the prevailing market rent for comparable premises in the vicinity of the Premises, the Directors are of the view that entering into the Mexico Premises Lease Agreement is in line with its business development needs and will help to expand its business to other countries.

The Directors (including the independent non-executive Directors) consider that the terms of the Mexico Premises Lease Agreement are on normal commercial terms and in the ordinary and usual course of business of the Group, and are fair and reasonable and in the interests of the Company and its Shareholders as a whole.

Listing Rules implication

As at the date of this announcement, ICT Legend Mexico is an indirect wholly-owned subsidiary of Luxshare Precision. Luxshare Precision is a Controlling Shareholder interested in approximately 70.82% of issued Shares through its wholly-owned subsidiary, namely Luxshare Precision Limited, and is ultimately controlled by Ms. Wang Laichun and Mr. Wang Laisheng, ICT Legend Mexico is regarded as an associate of Luxshare Precision and a connected person of the Company. Accordingly, the transactions with ICT Legend Mexico contemplated under the Mexico Premises Lease Agreement constitute a connected transaction of the Company under Chapter 14A of the Listing Rules.

As the highest of the applicable percentage ratios (as defined under the Listing Rules) in respect of the total value of the right-of-use assets to be recognised by the Group under the Mexico Premises Lease Agreement is more than 0.1% but less than 5%, the transactions contemplated under the Mexico Premises Lease Agreement are subject to the reporting and announcement requirements but are exempt from the independent shareholders' approval requirement under Chapter 14A of the Listing Rules.

Due to her beneficial interests in Luxshare Precision, Ms. Wang Laichun, the chairman of the Board and the non-executive Director, is regarded as having a material interest in the transactions contemplated under the Mexico Premises Lease Agreement, and has abstained from

voting on the relevant resolutions of the Board for approving the Mexico Premises Lease Agreement. To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, save for Ms. Wang Laichun, none of the Directors has any material interest in the Mexico Premises Lease Agreement, and none of them are required to abstain from voting on the relevant resolutions of the Board.

INFORMATION ON THE PARTIES

Information on Linkz Mexico and the Group

Linkz Mexico is a company established in the Mexico with limited liability and is principally engaged in the manufacture of digital cables and automotive wire harness products. Linkz Mexico is an indirect wholly-owned subsidiary of the Company.

The Company is incorporated in the Cayman Islands as an exempted company with limited liability, shares of which have been listed on Stock Exchange since February 2018. The Group is headquartered in Hong Kong, and has manufacturing facilities in Shanghai, Suzhou, Jiangxi and Huizhou in the PRC, Japan and Mexico. The Group is principally engaged in the manufacturing and trading of cable assembly and digital cable products as well as server products. The Group supplies its products to customers worldwide, including global network solutions and infrastructure providers, global internet related service providers, multinational medical equipment manufacturers and automotive manufacturers.

Information on ICT Legend Mexico and Luxshare Precision

ICT Legend Mexico is a company established in the Mexico with limited liability and is principally engaged in the leasing, real estate holding and property management business. ICT Legend Mexico is an indirect wholly-owned subsidiary of Luxshare Precision.

Luxshare Precision is a company incorporated in the PRC with limited liability whose shares are listed on the Shenzhen Stock Exchange (stock code: 002475). Luxshare Precision Group is principally engaged in the research, development, manufacturing and sales of products in the fields of consumer electronics, communication, auto electronics and healthcare. As at the date of this announcement, Luxshare Precision is owned as to (i) approximately 37.73% by Luxshare Limited, which is in turn owned by Ms. Wang Laichun, the non-executive Director and the chairman of the Board, and Mr. Wang Laisheng, the brother of Ms. Wang Laichun, as to 50% each; and (ii) approximately 0.21% by Mr. Wang Laisheng directly.

DEFINITIONS

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

“associate”	has the meaning ascribed to it under the Listing Rules
“Board”	the board of Directors
“Company”	Time Interconnect Technology Limited (匯聚科技有限公司), an exempted company incorporated in the Cayman Islands with limited liability and the Shares of which are listed on the Main Board of the Stock Exchange
“connected person(s)”	has the same meaning ascribed to it under the Listing Rules
“Controlling Shareholder(s)”	has the same meaning ascribed to it under the Listing Rules
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“ICT Legend Mexico”	ICT Legend S. de R.L. de C.V., a company incorporated in the Mexico with limited liability, an indirect wholly-owned subsidiary of Luxshare Precision
“Linkz Mexico”	Linkz Cables Mexico, S. de R.L. de C.V., a company incorporated in the Mexico with limited liability, an indirect wholly-owned subsidiary of the Company
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Luxshare Precision”	Luxshare Precision Industry Co., Limited (立訊精密工業股份有限公司), a company incorporated in the PRC with limited liability and listed on the Shenzhen Stock Exchange (stock code: 002475)
“Luxshare Precision Group”	Luxshare Precision and its subsidiaries but excluding the Group

“Mexico Premises Lease Agreement”	the lease agreement dated 20 February 2025 entered into between Linkz Mexico (as tenant) and ICT Legend Mexico (as landlord) in relation to the lease of the Premises from 1 March 2025 to 29 February 2028 (both days inclusive)
“PRC” or “China”	the People’s Republic of China, which for the purpose of this announcement shall exclude Hong Kong, Macau Special Administrative Region of the PRC and Taiwan
“Premises”	Avenida Libre Comercio número 221, Parque Industrial El Puente, Reynosa, Tamaulipas, Código Postal 88783
“Share(s)”	the ordinary share(s) of the Company
“Shareholder(s)”	holder(s) of the share(s) of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“subsidiary”	has the meaning ascribed to it under the Listing Rules
“US\$”	United States Dollars, the lawful currency of the United States
“%”	per cent.

By order of the Board
Time Interconnect Technology Limited
Cua Tin Yin Simon
Executive Director and Chief Executive Officer

Hong Kong, 20 February 2025

As at the date of this announcement, the Board comprises two executive Directors, namely Mr. Cua Tin Yin Simon and Mr. Wong Chi Kuen, one non-executive Director, namely Ms. Wang Laichun and three independent non-executive Directors, namely Mr. Ho Hin Shun, Mr. Luk Wai Shing and Mr. Chan Chung Shun Eric.