Lai Group Holding Company Limited
禮建德集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 8455)

DISCLOSEABLE TRANSACTION
OFFER LETTER IN RELATION TO THE TENANCY AGREEMENT

THE TENANCY AGREEMENT

The Board announces that on 22 June 2026 (after trading hours), Enjoy Together Share Limited, an indirect wholly-owned subsidiary of the Company, as tenant, signed a binding Letter of Offer and Acceptance with the Landlord, an Independent Third Party, in relation to the lease of the Premises at a monthly rent of RM89,712 (approximately HK$173,144) for a term of three (3) years commencing on 1 November 2026 and expiring on 31 October 2029, both days inclusive. A formal Tenancy Agreement will be entered into between the parties before 1 November 2026.

IMPLICATIONS UNDER THE GEM LISTING RULES

Acceptance of the offers contained in the Letter of Offer and Acceptance to enter into the Tenancy Agreements shall constitute valid and binding agreements between the Tenant and the Landlord for the Tenancy Agreement of the Premises, and therefore constitutes a discloseable transaction of the Company under the GEM Listing Rules.

In accordance with HKFRS16 “Leases”, the entering into of the Letter of Offer and Acceptance will require the Group to recognise the lease of Premises as the right-of-use asset on its consolidated statement of financial position, thus the entering into of the Letter of Offer and Acceptance and the transaction contemplated thereunder will be regarded as an acquisition of asset by the Group under the GEM Listing Rules.

As one or more of the applicable percentage ratios under Rule 19.07 of the GEM Listing Rules in respect of the value of the right-of-use asset recognized by the Group pursuant to HKFRS 16 is more than 5% but less than 25%, the entering into of the Letter of Offer and Acceptance and the transaction contemplated thereunder constitute a discloseable transaction for the Company, and is subject to the reporting and announcement requirements but exempt from shareholders’ approval requirement under Chapter 19 of the GEM Listing Rules.

INTRODUCTION

The Board would like to announce that on 22 June 2026 (after trading hours), Enjoy Together Share Limited, an indirect wholly-owned subsidiary of the Company, as tenant, signed a binding Letter of Offer and Acceptance with the Landlord, an Independent Third Party, in relation to the lease of the Premises at a monthly rent of RM89,712 (approximately HK$173,144) for a term of three (3) years commencing on 1 November 2026 and expiring on 31 October 2029, both days inclusive. A formal Tenancy Agreement will be entered into between the parties before 1 November 2026.

THE TENANCY AGREEMENT

The proposed principal terms of the Tenancy Agreement are set out as below:

Date:	To be entered into between the parties before 1 November 2026
Landlord:	Mulia Property Development Sdn Bhd To the best of the Directors' knowledge, information and belief, and having made all reasonable enquiries, the Landlord and its ultimate beneficial owners are Independent Third Parties as at the date of this announcement.
Tenant:	Enjoy Together Share Limited, an indirect wholly-owned subsidiary of the Company
Premises:	Suite 70.03, Level 70, Menara Exchange 106, Lingkaran TRX, Tun Razak Exchange, 55188 Kuala Lumpur, Malaysia
Lettable area:	6,408 square feet
Monthly rental:	Monthly rental shall be RM89,712 (approximately HK$173,144), consisting of: 1. base rent of RM76,896 (approximately HK$148,409), calculated at RM12 (approximately HK$23) per square feet; and 2. service charge of RM12,816 (approximately HK$24,735) calculated at RM2 (approximately HK$4) per square feet. The rent was determined after arm's length negotiations between the Landlord and the Tenant taking into account the prevailing market rent and lease terms of similar premises in the proximity of the Premises. The monthly rental is expected to be funded through the internal resources of the Group.
Term:	A fixed term of three (3) years commencing on 1 November 2026 and expiring on 31 October 2029 (both days inclusive). Handover date of the Premises is 1 August 2026.

Option to renew:	Option to renew for a further three (3) years, with a rental review based on the prevailing market rate. The Tenant shall give the Landlord a written notice of its intention to renew, i.e. not more than four (4) months but not less than two (2) months prior to date of expiration of the term.
Permitted use:	The floors shall be operated strictly as an administrative office.
Deposits:	Total amount to be paid by the Tenant to the Landlord upon the Tenant's acceptance of the Letter of Offer and Acceptance will be RM428,417.76 (approximately HK$826,846), which includes security deposit equivalent to three months gross rent, utilities deposit equivalent to half month gross rent, mail box deposit for one unit, fit-out deposit and one month's advance rental including 6% Malaysia Sales & Service Tax.

THE RIGHT-OF-USE ASSET

Based on preliminary estimation of the Company, the unaudited value of the right-of-use asset to be recognised by the Group under the Tenancy Agreement shall amount to approximately HK$4.61 million, which is the present value of the aggregate lease payments payable under the term of the Tenancy Agreement in accordance with HKFRS 16. Discount rate of 9.22% is applied to compute the present value of aggregate lease payments under the Tenancy Agreement. The payments to be made by the Company under the Letter of Offer and Acceptance and Tenancy Agreement will be settled by the internal resources of the Group. Shareholders should note that the above figure is unaudited and may be subject to adjustment in the future.

INFORMATION OF THE PARTIES

The Tenant and the Group

The Tenant, Enjoy Together Share Limited, is a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company. It is principally engaged in investment holding.

The Group is principally engaged in the provision of interior design and fit-out services in Hong Kong.

The Landlord

The Landlord, Mulia Property Development Sdn Bhd, is a company incorporated in Malaysia with limited liability. To the best of the Directors' knowledge, information and belief, and having made all reasonable enquiries, the Landlord is a commercial property developer and is owned by (i) MKD Signature Sdn Bhd (51%), which is ultimately owned by Minister of Finance (Incorporated) (a Malaysian government investment entity), and (ii) The Mulia Group (49%), which is ultimately owned by Mr. Lai Weng Hoo and Mr. Harianto Muljohardjo.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Landlord and its ultimate beneficial owners are Independent Third Parties.

REASONS AND BENEFITS OF ENTERING INTO THE TENANCY AGREEMENT

The Group is currently expanding its business to Malaysia and intends to use the Premises as its regional administrative office in Malaysia. The Premises is located at Tun Razak Exchange (TRX), a prime financial district in Kuala Lumpur, which will provide a strategic base with great connectivity for the Group to capture business opportunities in the Southeast Asian market.

The terms of the Letter of Offer and Acceptance were determined after arm's length negotiations between the Landlord and the Group and the rent was determined with reference to the open market rental of properties of comparable size, location, facilities and usage. The Directors considered that the terms of the Letter of Offer and Acceptance are fair and reasonable and the transaction is on normal commercial terms, in the ordinary and usual course of business of the Group and in the interests of the Company and the shareholders as a whole.

IMPLICATIONS UNDER THE GEM LISTING RULES

Acceptance of the offers contained in the Letter of Offer and Acceptance to enter into the Tenancy Agreements shall constitute valid and binding agreements between the Tenant and the Landlord for the Tenancy Agreement of the Premises, and therefore constitutes a discloseable transaction of the Company under the Listing Rules.

In accordance with HKFRS16 "Leases", the entering into of the Letter of Offer and Acceptance will require the Group to recognise the lease of the Premises as the right-of-use asset on its consolidated statement of financial position, thus the entering into of the Letter of Offer and Acceptance and the transaction contemplated thereunder will be regarded as an acquisition of asset by the Group under the GEM Listing Rules.

As one or more of the applicable percentage ratios under Rule 19.07 of the GEM Listing Rules in respect of the value of the right-of-use asset recognized by the Group pursuant to HKFRS 16 is more than 5% but less than 25%, the entering into of the Letter of Offer and Acceptance and the transaction contemplated thereunder constitute a discloseable transaction for the Company, and is subject to the reporting and announcement requirements but exempt from shareholders' approval requirement under Chapter 19 of the GEM Listing Rules.

DEFINITIONS

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

"Board"	the board of Directors
"Company"	Lai Group Holding Company Limited 禮建德集團控股有限公司, a company incorporated in the Cayman Islands with limited liability, the Shares of which are listed on GEM of the Stock Exchange
"Director(s)"	the director(s) of the Company

"GEM"	The GEM of the Stock Exchange
"GEM Listing Rules"	the Rules Governing the Listing of Securities on GEM as amended by the Stock Exchange from time to time
"Group"	the Company and its subsidiaries from time to time
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"HKFRS 16"	the "Hong Kong Financial Reporting Standard 16 – Leases" issued by the Hong Kong Institute of Certified Public Accountants, sets out the principles for the recognition, measurement, presentation and disclosure of leases
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Independent Third Party(ies)"	a person, or in the case of a company, the company or its ultimate beneficial owner(s), who is independent of and not connected with the Company and its subsidiaries and its connected persons and its ultimate beneficial owner(s) or their respective associates
"Landlord"	Mulia Property Development Sdn Bhd, a company incorporated in Malaysia with limited liability and the landlord of the Premises
"Letter of Offer and Acceptance"	the Letter of Offer and Acceptance entered into between Enjoy Together Share Limited and the Landlord in relation to the lease of the Premises and the proposed terms of the Tenancy Agreement dated 22 June 2026
"Premises"	Suite 70.03, Level 70, Menara Exchange 106, Lingkaran TRX, Tun Razak Exchange, 55188 Kuala Lumpur, Malaysia
"RM"	Malaysian Ringgit, the lawful currency of Malaysia
"Share(s)"	ordinary share(s) of nominal value of HK$0.01 each in the share capital of the Company
"Shareholder(s)"	holder(s) of the issued Share(s)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited

"Tenancy Agreement"	the Tenancy Agreement to be entered into between the Tenant and the Landlord before 1 November 2026 in the relation to the lease of the Premises
"Tenant" or "Enjoy Together Share Limited"	Enjoy Together Share Limited, a company incorporated in Hong Kong and an indirect wholly-owned subsidiary of the Company
"%"	per cent.

By order of the Board
Lai Group Holding Company Limited
Wang Guoping
Chairman and Executive Director

Hong Kong, 22 June 2026

For the purpose of this announcement and for illustration purpose only, conversion of RM to HK$ is based on the exchange rate of RM1 to HK$1.93.

As at the date of this announcement, the Board comprises Mr. Wang Guoping and Dr. Chan Lai Sin as executive Directors; Ms. Liu Lihui as a non-executive Director; and Dr. Chung Siu Kuen, Ms. Ma Yufei and Ms. Sun Wai Ling as independent non-executive Directors.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the website of the Stock Exchange at www.hkexnews.hk on the "Latest Listed Company Information" page for at least 7 days from the date of its posting and will be published on the Company's website at www.dic.hk.