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**AMASSE CAPITAL**  
**寶 積 資 本**

**Amasse Capital Holdings Limited**

**寶 積 資 本 控 股 有 限 公 司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 8168)**

**DISCLOSEABLE TRANSACTION  
IN RELATION TO THE LEASE AGREEMENTS**

**THE LEASE AGREEMENTS**

On 27 June 2022 (after trading hours), the Tenant, a wholly-owned subsidiary of the Company, and the Landlord entered into the Lease Agreements in respect of the lease of the Properties for a term of two years commencing from 16 May 2022 to 15 May 2024 (both days inclusive) for use as the head office and principal place of business of the Group.

**LISTING RULES IMPLICATION**

In accordance with HKFRS 16 “Leases”, the Group shall recognise right-of-use asset on its consolidated statement of financial position in connection with the Lease. Accordingly, the Lease would be regarded as an acquisition of asset.

As the applicable percentage ratios in respect of the amount of the right-of-use asset under the Lease are more than 5% but less than 25%, the Lease constitutes a discloseable transaction of the Company under Chapter 19 of the GEM Listing Rules and is therefore subject to the reporting and announcement requirements under the GEM Listing Rules.

**THE LEASE AGREEMENTS**

The Board wishes to announce that on 27 June 2022 (after trading hours), the Tenant, a wholly-owned subsidiary of the Company, and the Landlord entered into the Lease Agreements in respect of the lease of the Properties for a term of two years commencing from 16 May 2022 to 15 May 2024 (both days inclusive) for use as the head office and principal place of business of the Group.

The principal terms of the Lease Agreements are substantially the same to one another as set out below:

**Date**

27 June 2022 (after trading hours)

**Parties**

- (i) Amasse Capital Limited (as the Tenant); and
- (ii) Yue Cheong Land Investment & Loan Company Limited (as the Landlord)

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

**Premises**

Offices 802 and 803 on the eighth floor and office 1201 on the twelfth floor of Prosperous Building, No. 48 - 52 Des Voeux Road Central, Central, Hong Kong.

**Term**

2 years, commencing from 16 May 2022 and expiring on 15 May 2024 (both days inclusive).

**Monthly rent**

The monthly rent is payable in advance on the first day of each calendar month. The monthly rent for the Premises A and the Premises B is HK\$44,415 and HK\$54,315, respectively.

The monthly rent in aggregate was determined after arm's length negotiations between the Landlord and the Tenant with reference to the previous Properties' rental fee and the prevailing market price for comparable premises in the vicinity of the Properties.

**Management fee**

The monthly air-conditioning charge and management fee is payable in advance on the first day of each calendar month. The monthly air-conditioning charges and management fee for the Premises A and the Premises B is HK\$6,120 and HK\$7,484, respectively.

## **Deposit**

A deposit being the sum of three months' rents, government rates, air-conditioning charge and management fee currently payable in respect of the Properties. The deposit for the Premises A and the Premises B is HK\$157,380 and HK\$192,072, respectively.

## **Stamp Duty**

The stamp duty shall be shared equally between the Landlord and the Tenant.

The Group intends to finance the rental and other amounts payable by the Tenant (including management fee and utility charges) under the Lease Agreements by internal resources of the Group.

## **RIGHT-OF-USE ASSETS**

Pursuant to HKFRS 16, the tenancy of the Properties will be recognized as right-of-use assets for an amount of approximately HK\$2.2 million, which is calculated with reference to the present value of the aggregated lease payments to be made under the Lease Agreements.

## **REASON FOR THE ENTERING INTO THE LEASE**

The Group is principally engaged in the provision of corporate finance advisory services and investment advisory services in Hong Kong, including Type 1 (dealing in securities), Type 4 (advising on securities), Type 6 (advising on corporate finance) and Type 9 (asset management) regulated activities under the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Premises A is and has been the head office and principal place of business of the Group since 2012 and the Premises B has been the office for the Group's asset management division since its incorporation. It is beneficial for the Group to continue leasing of the Properties as it will enable the Group to secure stable operation at the Properties without incurring additional relocation costs and expenses or any disruption to the Group's operations.

The Directors considered that the transactions contemplated under the Lease Agreements were entered into in the ordinary and usual course of business of the Group and on normal commercial terms after arm's length negotiations between the parties, and the terms of the Lease Agreements were fair and reasonable and in the interests of the Company and the Shareholders as a whole.

## **INFORMATION ON THE PARTIES**

### **The Tenant**

Amasse Capital Limited, a company incorporated in Hong Kong with limited liability, is a wholly-owned subsidiary of the Company. The principal activity of the Tenant is provision of corporate finance advisory services in Hong Kong.

### **The Landlord**

Yue Cheong Land Investment & Loan Company Limited, a company incorporated in Hong Kong with limited liability. The principal activity of the Landlord is land investment and loan.

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## **DEFINITIONS**

The following terms have the following meanings in this announcement unless the context otherwise requires:

“Board”	the board of Directors
“Company”	Amasse Capital Holdings Limited, a company incorporated in the Cayman Islands with limited liability and the Shares of which are listed on GEM (stock code: 8168)
“connected person(s)”	the meaning ascribed thereto in the GEM Listing Rules
“Director(s)”	the director(s) of the Company
“GEM”	GEM of the Stock Exchange

“GEM Listing Rules”	the Rules Governing the Listing of Securities on GEM
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“HKFRS”	Hong Kong Financial Reporting Standards
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Independent Third Party(ies)”	a third party(ies) which is independent of and not connected with the Company and its connected persons and not a connected person of the Company
“Landlord”	Yue Cheong Land Investment & Loan Company Limited, a company incorporated in Hong Kong with limited liability
“Lease”	lease of the Properties from the Landlord pursuant to the Lease Agreements
“Lease Agreements”	collectively, the two rental agreements entered into between the Landlord and the Tenant in relation to the leasing of the Properties for a term of two years commencing from 16 May 2022 to 15 May 2024 (both days inclusive)
“Premises A”	Office 1201 on the twelfth floor of Prosperous Building, No. 48 - 52 Des Voeux Road Central, Central, Hong Kong
“Premises B”	Offices 802 and 803 on the eighth floor of Prosperous Building, No. 48 - 52 Des Voeux Road Central, Central, Hong Kong
“Properties”	collectively, Premises A and Premises B
“Share(s)”	the ordinary share(s) of par value of HK\$0.01 each in the share capital of the Company
“Shareholder(s)”	holder(s) of the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

“Tenant” Amasse Capital Limited, a company incorporated in Hong Kong with limited liability and a wholly-owned subsidiary of the Company

“%” per cent.

By order of the Board  
**Amasse Capital Holdings Limited**  
**Lam Ting Lok**  
*Executive Director and CEO*

Hong Kong, 27 June 2022

*As at the date of this announcement, the executive Directors are Mr. Lam Ting Lok, Mr. Lo Mun Lam Raymond, Ms. Tse Fung Sum Flora and Ms. Tsang Kwong Wan; and the independent non-executive Directors are Mr. Cheung Pak To, BBS, Mr. Li Wing Sum Steven and Dr. Yu Yuen Ping.*

*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 enquires, 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 “Latest Listed Company Information” page of the website of The Stock Exchange of Hong Kong Limited at [www.hkexnews.hk](http://www.hkexnews.hk) for at least 7 days from the date of its publication and the Company website at [www.amasse.com.hk](http://www.amasse.com.hk).*