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UNIVERSE PRINTSHOP HOLDINGS LIMITED

環球印館控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 8448)

**SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO
BUSINESS UPDATE ON
EARLY TERMINATION OF THE LEASE AGREEMENTS**

Reference is made to the announcements of the Company dated 28 August 2023 and 19 November 2023 (the “**Announcements**”) in relation to, among others, the discloseable transaction in relation to the Leases and the early termination of the Lease Agreements. Unless otherwise defined herein, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements. This announcement is to provide supplemental information on the early termination of the Lease Agreements.

Pursuant to HKFRS 16, following the entering into of the Surrender Deeds, the Company shall derecognise the right-of-use asset and lease liabilities under the Lease Agreements in the consolidated financial statements of the Company. Therefore, the transactions contemplated under the Surrender Deeds will be regarded as disposal of the right-of-use assets by the Group under the GEM Listing Rules and the Group recorded a maximum value of an unaudited gain on disposal of approximately HK\$7,000, being the difference between the maximum value of the unaudited carrying amounts of the right-of-use assets and the lease liabilities to be derecognised by the Group under the Surrender Deeds (i.e. assuming the lease of all the Premises by the Group are early terminated in accordance with the dates specified in the Surrender Deeds). The actual amounts of both the disposal of a right-of-use of assets and the gain on disposal before tax arising from the execution of the Surrender Deeds to be recognised by the Group for the year ending 31 March 2024 will be subject to final audit by the Company’s auditors.

By order of the Board
Universe Printshop Holdings Limited
Lam Shing Tai
Chairman and Executive Director

Hong Kong, 20 November 2023

As at the date of this announcement, the executive Directors are Mr. Lam Shing Tai, Ms. Li Shuang, Mr. Kao Jung and Mr. Yip Chi Man and the independent non-executive Directors are Mr. Wong Chun Kwok, Mr. Ho Kar Ming and Ms. So Shuk Wan.

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. This announcement will also be published and remains on the website of the Company at www.uprintshop.hk.