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飛道旅遊
Flydoo Technology

Flydoo Technology Holding Limited
飛道旅遊科技有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 8069)

DISCLOSEABLE TRANSACTION IN RESPECT OF THE LEASE AGREEMENTS

THE LEASE AGREEMENTS

On 30 September 2025, the Group entered into property lease agreements with Sky Right for leasing the office premises in Hong Kong for the operations of the Group (the "**Leases**") for a term commencing from 1 October 2025 to 31 March 2027. Pursuant to each of the property lease agreements, at any time during the lease term, either party may give the other not less than 30 days' prior written notice to terminate the agreement and there's no option to renew the lease agreement.

IMPLICATIONS UNDER THE LISTING RULES

The landlord of the Leases is Sky Right. Sky Right is a limited liability company incorporated in Hong Kong, which is owned as to 90% and 10% by Ms. Chan Suk Mei and Mr. Yuen Sze Keung, respectively. Ms. Chan Suk Mei and Mr. Yuen Sze Keung are connected persons of the Company by virtue of being substantial shareholders of the Company. Accordingly, Sky Right is an associate of the substantial shareholders of the Company and hence a connected person of the Company under the GEM Listing Rules, and the transactions contemplated under the Lease Agreement are considered as connected transactions of the Company under Chapter 20 of the GEM Listing Rules.

Pursuant to HKFRS 16, as a result of the entering of the lease agreements, the Group shall recognise right-of-use assets in the consolidated financial statements of the Company, and the transactions contemplated thereunder will be regarded as an acquisition of assets by the Group in accordance with the Rule 19.04(1)(a) of the GEM Listing Rules.

As the applicable percentage ratio (as defined under Rule 19.04(9) of the GEM Listing Rules) in respect of the 2019 Lease Agreements based on the value of the right-of-use assets recognised by the Group pursuant to HKFRS 16 exceeds 5% but less than 25% and the total consideration is less than HK$10,000,000, the transactions in aggregate constitute discloseable and connected transactions of the Company and are accordingly subject to the reporting and announcement requirements but are exempted from the circular and shareholders' approval requirements under Chapters 19 and 20 of the GEM Listing Rules.

THE LEASE AGREEMENTS

The Board announces that on 30 September 2025, PTHK and Worldwide Package, as Lessees, entered into the Lease Agreements with Sky Right, as Lessor. The principal terms of each of the Lease Agreements are set out below:

(I) Lease agreement between PTHK and Sky Right

Date:	30 September 2025
Lessee:	PTHK
Lessor:	Sky Right
Term:	1 year and 6 months commencing from 1 October 2025 to 31 March 2027
Usage:	Office
Premises:	Unit 706-708, 7th Floor, Lippo Sun Plaza, 28 Canton Road, Tsim Sha Tsui, Kowloon, Hong Kong
Monthly rent:	HK$158,000/month (exclusive of government rent, government rates and management fee)
Deposit:	HK$304,000
Total consideration payable:	HK$2,844,000

(II) Lease agreement between Worldwide Package and Sky Right

Date:	30 September 2025
Lessee:	Worldwide Package
Lessor:	Sky Right
Term:	1 year and 6 months commencing from 1 October 2025 to 31 March 2027
Usage:	Office
Premises:	Unit 703-705, 7th Floor, Lippo Sun Plaza, 28 Canton Road, Tsim Sha Tsui, Kowloon, Hong Kong
Monthly rent:	HK$77,000/month (exclusive of government rent, government rates and management fee)
Deposit:	HK$231,000
Total consideration payable:	HK$1,386,000

The terms of the Lease Agreements were determined after arm's length negotiations between the Lessor and Lessees and with reference to the prevailing market rental for properties of similar type, age and location. The Directors (including the independent non-executive Directors) consider that the terms of the Lease Agreements are fair and reasonable and on normal commercial terms. The rents were funded through the internal resources of the Group.

REASONS FOR AND BENEFITS OF THE LEASE AGREEMENT

The premises under the Leases have been occupied by the Group as its offices since 2016. Having considered the rentals of comparable offices in the nearby location, and the relocation costs which the Group may incur if it moves out of the premises under the Leases, the Directors (including the independent non-executive Directors) consider that it is desirable and in the interests of the Company and its shareholders as a whole to continue using the premises under the Leases as corporate headquarters and offices as it allows the Group to maintain stable operations in its ordinary and usual course of business.

INFORMATION OF THE PARTIES

The Company was incorporated in the Cayman Islands with limited liability, the shares of which are listed on GEM (stock code: 8069). PTHK, as a Lessee, is principally engaged in the provision of package tours services and is an indirect subsidiary of the Company. Worldwide Package, as a Lessee, is principally engaged in the sales of package tours, air tickets and/or hotel accommodations and ancillary travel related products and services and is an indirect wholly-owned subsidiary of the Company. Sky Right, as the Lessor, is primarily engaged in property investments. It is owned as to 90% and 10% by Ms. Chan Suk Mei and Mr. Yuen Sze Keung, respectively.

GEM LISTING RULES IMPLICATIONS

Ms. Chan Suk Mei and Mr. Yuen Sze Keung are connected persons of the Company by virtue of being substantial shareholders of the Company. Accordingly, Sky Right is an associate of the substantial shareholders of the Company and hence a connected person of the Company under the GEM Listing Rules, and the transactions contemplated under the Lease Agreements are considered as connected transactions of the Company under Chapter 20 of the GEM Listing Rules.

Pursuant to HKFRS 16, as a result of entering into the lease agreements, the Group shall recognise right-of-use assets in the consolidated financial statements of the Company, and the transactions contemplated thereunder will be regarded as an acquisition of assets by the Group in accordance with the Rule 19.04(1)(a) of the GEM Listing Rules. The unaudited aggregate carrying value of the right-of-use assets under the Lease Agreements amounted to approximately HK$4.1 million.

As the applicable percentage ratio (as defined under Rule 19.04(9) of the GEM Listing Rules) in respect of the Lease Agreements based on the value of the right-of-use assets recognised by the Group pursuant to HKFRS 16 exceeds 5% but less than 25% and the total consideration is less than HK$10,000,000, the transactions in aggregate constitute discloseable and connected transactions of the Company and are accordingly subject to the reporting and announcement requirements but are exempted from the circular and shareholders' approval requirements under Chapters 19 and 20 of the GEM Listing Rules.

DEFINITIONS

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

"associate"	has the meaning ascribed thereto in the GEM Listing Rules;
"Board"	the board of Directors;
"Company"	Flydoo Technology Holding Limited, a company incorporated in the Cayman Islands with limited liability and the issued Shares of which are listed on the GEM of the Stock Exchange;
"connected person(s)"	has 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 of the Stock Exchange;
"Group"	the Company and its subsidiaries;
"HK$"	Hong Kong Dollar, the lawful currency of Hong Kong;
"HKFRS"	Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants;
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China;
"Lessee(s)"	PTHK and/or Worldwide Package;
"Lease Agreements"	the lease agreements entered into between PTHK and Sky Right and the lease agreement entered into between Worldwide Package and Sky Right in relation to the Leases both dated 30 September 2025;
"PTHK"	Package Tours (Hong Kong) Limited, a company incorporated in Hong Kong with limited liability and an indirectly subsidiary of the Company;
"Sky Right" or "Lessor"	Sky Right Investment Limited, a company incorporated in Hong Kong with limited liability and is owned as to 90% and 10% by Ms. Chan Suk Mei and Mr. Yuen Sze Keung, being substantial shareholders of the Company, respectively;
"Stock Exchange"	The Stock Exchange of Hong Kong Limited;
"substantial shareholder(s)"	has the meaning ascribed thereto in the GEM Listing Rules;
"Worldwide Package"	Worldwide Package Travel Service Limited, a company incorporated in Hong Kong with limited liability and indirect wholly-owned subsidiary of the Company;

"Term"	1 years and 6 months commencing from 1 October 2025 to 31 March 2027; and
"%"	per cent.

By order of the Board
Flydoo Technology Holding Limited
Cheng Kim
Chief Executive Officer and Executive Director

Hong Kong, 30 September 2025

As at the date of this announcement, the executive Directors are Mr. Cheng Kim, Mr. Wong Shum Wai and Mr. Liu Ying Shun; and the independent non-executive Directors are Mr. Wong Chak Man, Ms. Rebecca Kristina Glauser and Mr. Juan Ruiz-Coello.

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 "Latest Listed Company Information" page of the website of the Stock Exchange of Hong Kong Limited at www.hkexnews.hk for at least seven days from the date of its posting and on the Company's website at https://flydoo.com.hk.