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TASTY CONCEPTS HOLDING LIMITED
賞之味控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 8096)

DISCLOSEABLE TRANSACTION IN RESPECT OF THE TENANCY AGREEMENT

THE TENANCY AGREEMENT

The Board would like to announce that on 29 September 2025, Butao International Limited, an indirect wholly-owned subsidiary of the Company, as tenant entered into the Tenancy Agreement with the Landlord, an Independent Third Party, in relation to the lease of the Property.

IMPLICATIONS UNDER THE GEM LISTING RULES

Pursuant to HKFRS 16 "Leases", the value of the right-of-use assets will be recognised on the Group's consolidated statement of financial position in connection with the lease of the Property under the Tenancy Agreement. Accordingly, the lease transaction under the Tenancy Agreement will be regarded as acquisition of assets by the Company for the purpose of the GEM Listing Rules.

As one or more of the applicable percentage ratio under Rule 19.07 of the GEM Listing Rules in respect of aggregate value of the right-of-use assets recognised by the Group pursuant to HKFRS 16 "Lease" is more than 5% but less than 25%, the transaction contemplated under the Tenancy Agreement constitutes discloseable transaction, which is subjected to the reporting and announcement requirements but is exempted from the circular and shareholders' approval requirements under the Chapter 19 of the GEM Listing Rules.

The Board would like to announce that on 29 September 2025, Butao International Limited, an indirect wholly-owned subsidiary of the Company, as tenant entered into the Tenancy Agreement with the Landlord, an Independent Third Party, in relation to the lease of the Property.

Details of the Tenancy Agreement are set out as below:

TENANCY AGREEMENT

Date:	29 September 2025
Parties:	Good Trader Limited, as the Landlord Butao International Limited, as the tenant To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Landlord and its ultimate beneficial owner(s) are Independent Third Parties.
Property:	Shop A & B, G/F, 123 Tung Choi Street, Mong Kok, Kowloon, Hong Kong
Total gross floor area:	Approximately 1,750 square feet
Terms:	Three (3) years commencing on 15 September 2025 and expiring on 14 September 2028 (both days inclusive)
Rent-free Period:	From 15 September 2025 to 13 December 2025, the tenant shall be responsible for government rent, management fee and other outgoings payables during such rent-free period
The aggregate value of consideration payable:	Rental to be paid monthly in aggregate of HK$4,224,000 for a term of 3 years (exclusive of government rent, rates and management fee)
Deposit:	Approximately HK$460,000 (being three (3) months basic monthly rental, government rent, rates and management fee)

INFORMATION OF THE PARTIES

The Company is an investment holding company and its subsidiaries are principally engaged in operation of restaurants in Hong Kong.

Butao International Limited is an indirect wholly-owned subsidiary of the Company incorporated in Hong Kong with limited liability. It is engaged in operation of restaurants in Hong Kong.

The Landlord is a company incorporated in Hong Kong with limited liability and principally engaged in property investment.

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

REASONS AND BENEFITS FOR THE TENANCY AGREEMENT

The Directors consider that the Property is located at a strategic location for the Group's development in its restaurant operations in Hong Kong.

The terms of the Tenancy Agreement are arrived at after arm's length negotiation and the rental was with reference to the prevailing market rental of similar comparable properties in the nearby areas.

The Directors considered that the terms of the Tenancy Agreement are entered into on normal commercial terms, in the ordinary and usual course of business of the Group and are fair and reasonable and in the interests of the Group as a whole.

IMPLICATIONS UNDER THE GEM LISTING RULES

Pursuant to HKFRS 16 "Leases", the value of the right-of-use assets will be recognised on the Group's consolidated statement of financial position in connection with the lease of the Property under the Tenancy Agreement. Accordingly, the lease transaction under the Tenancy Agreement will be regarded as acquisition of assets by the Company for the purpose of the GEM Listing Rules. The unaudited value of the right-of-use assets recognised by the Company under the Tenancy Agreement amounted to approximately HK$3.8 million.

As one or more of the applicable percentage ratio under Rule 19.07 of the GEM Listing Rules in respect of aggregate value of the right-of-use assets recognised by the Group pursuant to HKFRS 16 "Lease" is more than 5% but less than 25%, the transaction contemplated under the Tenancy Agreement constitutes discloseable transaction, which is subjected to the reporting and announcement requirements but is exempted from the circular and shareholders' approval requirements under the Chapter 19 of the GEM Listing Rules.

DEFINITIONS

In this announcement, the following expressions will have the meanings set out as below unless the context requires otherwise:

"Board"	the board of Directors
"Company"	Tasty Concepts Holding Limited（賞之味控股有限公司）, a company incorporated in the Cayman Islands with limited liability, the issued shares of which are listed on GEM of the Stock Exchange (stock code: 8096)
"connected person(s)"	has the same meaning ascribed to it under the GEM Listing Rules
"Directors"	the directors of the Company
"GEM"	GEM operated by 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
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"HKFRS"	Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountant
"Hong Kong"	The Hong Kong Special Administrative Region of the PRC
"Independent Third Party(ies)"	an individual(s) or a company(ies) who or which is or are independent of and not connected (within the meaning of the GEM Listing Rules) with any of the Directors, chief executive or substantial shareholder(s) of the Company, its subsidiaries or any of their respective associate(s)
"Landlord"	Good Trader Limited, a company incorporated in Hong Kong with limited liability
"Property"	Shop A & B, G/F, 123 Tung Choi Street, Mong Kok, Kowloon, Hong Kong
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Tenancy Agreement"	the tenancy agreement dated 29 September 2025 and entered into between the Landlord and Butao International Limited in respect of the lease of the Property

By order of the Board
Tasty Concepts Holding Limited
Sung Kwan Wun
Executive Director

Hong Kong, 30 September 2025

As at the date of this announcement, the Board comprises Ms. Sung Kwan Wun as an executive Director; and Ms. Li Mingrong, Mr. Lui Sze Ho and Ms. Kanlaya Bunphor 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.butaoramen.com.