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Scorching Dragon Holdings Limited

炙龍控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 8493)

**DISCLOSEABLE TRANSACTION
ENTERING INTO A TENANCY AGREEMENT
FOR LEASE OF OFFICE PREMISES**

THE TENANCY AGREEMENT

The Board is pleased to announce that on 9 July 2026, SDCM, an indirect wholly-owned subsidiary of the Company as tenant, entered into the Tenancy Agreement with Boham as landlord in respect of the leasing of the Premises for a term of three years commencing from 17 August 2026 for the use as office premises.

GEM LISTING RULES IMPLICATIONS

As one or more of the percentage ratios calculated pursuant to Rule 19.06 of the GEM Listing Rules in respect of the value of the right-of-use asset under the Tenancy Agreement exceeds 5% but all of the percentage ratios are less than 25%, the leasing of the Premises constitutes a discloseable transaction for the Company and is subject to the reporting and announcement requirements pursuant to Chapter 19 of the GEM Listing Rules.

INTRODUCTION

The Board is pleased to announce that on 9 July 2026, SDCM, an indirect wholly-owned subsidiary of the Company as tenant, entered into the Tenancy Agreement with Boham as landlord in respect of the leasing of the Premises for a term of three years commencing from 17 August 2026 for the use as office premises.

THE TENANCY AGREEMENT

Details of the principal terms of the Tenancy Agreement are set out below:

Date: 9 July 2026

Parties: (i) Boham, as the landlord; and
(ii) SDCM, an indirect wholly-owned subsidiary of the Company, as the tenant.

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

Premises: ALL THOSE office units nos. 1112 and 1113 on the Eleventh Floor of NEW EAST OCEAN CENTRE, No. 9 Science Museum Road, Tsim Sha Tsui, Kowloon, Hong Kong.

Term: Three years commencing from 17 August 2026 to 16 August 2029 (both days inclusive).

Rental payment: HK\$67,000 per month (exclusive of management fee, air-conditioning charges and government rents and rates), with a rent-free period of three months, i.e. (i) from 17 August 2026 to 16 October 2026; and (ii) from 17 August 2027 to 16 September 2027, (both days inclusive).

The Tenant is responsible for management fee, air-conditioning charges and government rents and rates during the term.

Deposit: A cash deposit of HK\$274,440, which is equivalent to three months' rental, management fee and government rents and rates.

Guarantee: Mr. Chan Yuen Lung Alfred, the Executive Director and Chairman of the Company, as the guarantor, guarantees to Boham of the payment by SDCM of the rent reserved in and payable under the Tenancy Agreement and the performance and observance of the terms and conditions of the Tenancy Agreement.

Termination: The lease of the Premises will be terminated in accordance with the terms and conditions of the Tenancy Agreement.

The terms under the Tenancy Agreement were determined after arm's length negotiations between SDCM and Boham with reference to the prevailing market price for comparable premises in the vicinity of the Premises.

The monthly rent, management fee, air-conditioning charges, government rents and rates and the deposit will be paid by the Group's internal source of funding.

RIGHT-OF-USE ASSETS

Pursuant to HKFRS 16, the leasing of the Premises will be recognized as right-of-use assets for an amount of approximately HK\$2.10 million, which is calculated with reference to the present value of the aggregated lease payments to be made under the Tenancy Agreement.

INFORMATION OF THE PARTIES

The Company

The Group is a Cantonese full-service restaurant group operating Cantonese cuisines restaurant under its self-owned brand. In line with its strategy to provide high quality food and services and to diversify its cuisine offerings and revenue base, the Group has been actively identifying quality restaurant businesses in the Cantonese and Asia-Pacific cuisine segments to expand its business footprint.

SDCM

SDCM is a limited liability company incorporated under the laws of Hong Kong and is an indirect wholly-owned subsidiary of the Company principally engaged in corporate management.

Boham

To the best of the Directors' knowledge, information and belief, and having made all reasonable enquiries, Boham International Limited is a limited liability company incorporated under the laws of Hong Kong and is principally engaged in real estate investment. The ultimate beneficial owners of Boham are Independent Third Parties.

REASONS FOR AND BENEFITS OF ENTERING INTO THE TENANCY AGREEMENT

SDCM entered into the Tenancy Agreement to lease the Premises for the use as office premises for the Group. The management of the Company has been trying its best effort to work out a viable business strategy towards the future business development of the Group's Chinese restaurants. As at the date of this announcement, three new restaurants have been opened since January 2026 and the management believes that leasing of the office Premises represents a long-term commitment of the Company to go all out to re-develop the Group's business and would provide the Group with more operational and administrative efficiency.

The Directors, including the independent non-executive Directors, considered that the transactions contemplated under the Tenancy Agreement was entered into in the ordinary and usual course of business of the Group, and the Tenancy Agreement was entered into on normal commercial terms after arm's length negotiations with Boham, and the terms of the transactions contemplated under the Tenancy Agreement are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

GEM LISTING RULES IMPLICATIONS

As one or more of the percentage ratios calculated pursuant to Rule 19.06 of the GEM Listing Rules in respect of the value of the right-of-use asset under the Tenancy Agreement exceeds 5% but all of the percentage ratios are less than 25%, the leasing of the Premises constitutes a discloseable transaction for the Company and is subject to the reporting and announcement requirements pursuant to Chapter 19 of the GEM Listing Rules.

DEFINITIONS

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

“associate(s)”	having the meaning as given under the GEM Listing Rules
“Board”	the board of Directors of the Company
“Boham”	Boham International Limited, a limited liability company incorporated under the laws of Hong Kong and is the landlord of the Premises
“Company”	Scorching Dragon Holdings Limited (炙龍控股有限公司), an exempted company incorporated in the Cayman Islands with limited liability whose shares are listed and traded on GEM of the Stock Exchange (Stock Code: 8493)
“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 of the Stock Exchange, as amended, supplemented or otherwise modified 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”	Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants
“Independent Third Party(ies)”	any person or company and their respective ultimate beneficial owner, to the best of the Directors’ knowledge, information and belief having made all reasonable enquiries, is not connected persons of the Company and is third party independent of the Company and its connected persons in accordance with the GEM Listing Rules
“Premises”	ALL THOSE office units nos. 1112 and 1113 on the Eleventh Floor of NEW EAST OCEAN CENTRE, No. 9 Science Museum Road, Tsim Sha Tsui, Kowloon, Hong Kong
“SDCM”	Scorching Dragon Commercial Management Group Limited, a limited liability company incorporated under the laws of Hong Kong and is an indirect wholly-owned subsidiary of the Company
“Share(s)”	the ordinary share(s) of HK\$0.1 each in the issued share capital of the Company
“Shareholders”	the holder(s) of the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Tenancy Agreement”	the tenancy agreement dated 9 July 2026 and entered into between SDCM as tenant and Boham as landlord in respect of the leasing of the Premises for the use as office premises
“%”	per cent

CONTINUED SUSPENSION OF TRADING

At the request of the Company, trading in the Shares on the Stock Exchange was suspended with effect from 9:00 a.m. on 20 October 2025 and will remain suspended until further notice pending the fulfilment of the Resumption Guidance. Further announcement(s) will be made by the Company as and when appropriate and in accordance with the requirements of the GEM Listing Rules.

By Order of the Board
Scorching Dragon Holdings Limited
Chan Yuen Lung, Alfred
Executive Director and Chairman

Hong Kong, 9 July 2026

As at the date of this announcement, the Board comprises Mr. Chan Yuen Lung Alfred and Ms. Tang Po Yee Joey as executive Directors; and Mr. Chow Yik, Mr. Yu Kwan Tseung Alvin and Mr. Tam Tsz Hin as independent non-executive Directors.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM of the Stock Exchange of Hong Kong Limited 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 Stock Exchange’s website at www.hkexnews.hk for at least 7 days from the day of its publication and on the website of the Company.