New Amante Group Limited
新愛德集團有限公司

(incorporated in the Cayman Islands with limited liability)
(Stock Code: 8412)

DISCLOSEABLE TRANSACTION IN RELATION TO THE TENANCY AGREEMENTS

THE TENANCY AGREEMENTS

The Board is pleased to announce, on 17 September 2026, the Tenant (an indirect wholly-owned subsidiary of the Company) entered into two tenancy agreements with one landlord, namely QRE PLAZA LIMITED in respect of the Premises for a term commencing from 1 March 2027 and expiring on 28 February 2030 (both days inclusive).

GEM LISTING RULES IMPLICATIONS

Pursuant to HKFRS 16 "Leases", the entering into of each Tenancy Agreement by the relevant tenant as lessee requires the Group to recognise the relevant Premises as a right-of-use asset, with the Company recognising a corresponding right-of-use asset on its balance sheet in connection with the lease of the Premises under the Tenancy Agreement. Accordingly, the entering into of each Tenancy Agreement by the Company will be regarded as an acquisition of a capital asset by the Group for the purposes of the GEM Listing Rules, and such transactions will constitute discloseable transactions of the Company.

As one or more of the applicable percentage ratios calculated pursuant to rule 19.07 of the GEM Listing Rules in respect of the Tenancy Agreements exceeds 5% but less than 25%, the entering into of the Tenancy Agreements constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements under Chapter 19 of the GEM Listing Rules.

INTRODUCTION

The Board announces that on 17 September 2026 (after trading hours of the Stock Exchange), Tenant (an indirect wholly-owned subsidiary of the Company) and the Landlord entered into the Tenancy Agreements in respect of the Premises for a term commencing from 1 March 2027 and expiring on 28 February 2030 (both days inclusive) described below.

THE TENANCY AGREEMENTS

The principal terms of the Tenancy Agreements are as below:

Tenancy Agreement I

Date:	17 September 2026
Parties:	(1) QRE PLAZA LIMITED, as landlord; and (2) Party Alc Limited, as tenant
Term:	3 years commencing from 1 March 2027 and expiring on 28 February 2030, both days inclusive
Premises:	The 21st and 22nd Floor of the building known as QRE PLAZA at No. 202 Queen's Road East, Wan Chai, Hong Kong
Base rent:	HK$100,000 per calendar month
Turnover rent:	Formula: the gross amount generated by the Tenant's business during the relevant month x 10%. The monthly rent for the Premises shall be the higher of the respective base rent and the turnover rent
Total rent (consideration) payable:	Pursuant to the Tenancy Agreement I, the total rent payable by the Company is approximately HK$3,600,000 (exclusive of air conditioning, management or services charges and government rates)
Rental deposit:	HK$300,000

Tenancy Agreement II

Date:	17 September 2026
Parties:	(1) QRE PLAZA LIMITED, as landlord; and (2) Party Alc Limited, as tenant
Term:	3 years commencing from 1 March 2027 and expiring on 28 February 2030, both days inclusive.
Premises:	The 8th Floor of the building known as QRE PLAZA at No. 202 Queen's Road East, Wan Chai, Hong Kong
Base rent:	HK$50,000 per calendar month
Turnover rent:	Formula: the gross amount generated by the Tenant's business during the relevant month x 10%. The monthly rent for the Premises shall be the higher of the respective base rent and the turnover rent.
Total rent (consideration) payable:	Pursuant to the Tenancy Agreement II, the total rent (consideration) payable by the Company is approximately HK$1,800,000 (exclusive of air conditioning, management or services charges and government rates)
Rental deposit:	HK$150,000

The value of the right-of-use asset recognised by the Group under the Tenancy Agreement amounted to approximately HK$5,400,000 in accordance with HKFRS 16.

REASONS FOR AND BENEFITS OF THE TENANCY AGREEMENTS

The Directors consider that entering into the Tenancy Agreements provides an opportunity for the Group to expand its catering and restaurant business in Hong Kong. The Premises is conveniently located in the core commercial area of Wan Chai, representing an ideal location to establish new dining and catering operations to broaden the target clientele. Further, the Directors expect that with the expansion of the Group's business, the size and location of Premises will suit the Group's current business needs.

The terms of the Tenancy Agreements including, but not limited to, the rent payable by the Tenant were determined after arm's length negotiations between the Landlord and the Tenant with reference to the prevailing market rent for properties of similar use, floor area and location. The Directors considered that the transaction contemplated under the Tenancy Agreements were entered into in the ordinary and usual course of business of the Group and on normal commercial terms, and the terms of the Tenancy Agreements were fair and reasonable and in the interests of the Company and its shareholders as a whole.

DIRECTORS' CONFIRMATIONS

Based on the reasons for and benefits of the Tenancy Agreements as set out above, the Directors (including the independent non-executive Directors) are of the opinion that (1) the transactions under the Tenancy Agreements are on normal commercial terms and in the ordinary and usual course of business of the Group; and (2) that the terms of the Tenancy Agreements are fair and reasonable and in the interests of the Company and its shareholders as a whole.

INFORMATION ON THE PARTIES

The Group

The Company is an investment holding company incorporated in the Cayman Islands and, together with its subsidiaries, is principally engaged in the operation of clubs and entertainment, cigar and beverage, and catering services.

Party Alc Limited

Party Alc Limited is a limited liability company incorporated in Hong Kong and an indirect wholly owned subsidiary of the Company. Party Alc Limited is the operating entity for the Group's food and beverage, and entertainment business at the Premises.

The Landlord

QRE PLAZA LIMITED is a limited liability company incorporated in Hong Kong and is principally engaged in the operation of properties rental. To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Landlord is an Independent Third Party.

GEM LISTING RULES IMPLICATIONS

In accordance with HKFRS 16 "Leases", the Company will recognise a right-of-use asset on its balance sheet in connection with the lease of the Premises under the Tenancy Agreements. Accordingly, entering into the Tenancy Agreements by the Company will be regarded as an acquisition of a capital asset for the purposes of the GEM Listing Rules.

As one or more of the applicable percentage ratios calculated pursuant to rule 19.07 of the GEM Listing Rules in respect of the Tenancy Agreements exceeds 5% but less than 25%, the entering into of the Tenancy Agreements constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements under Chapter 19 of the GEM Listing Rules.

DEFINITIONS

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

"Board"	the board of Directors
"Company"	New Amante Group Limited, a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on GEM (Stock Code: 8412)
"Director(s)"	the director(s) of the Company
"GEM"	the GEM of the Stock Exchange
"GEM Listing Rules"	the Rules Governing the Listing of Securities on GEM
"Group"	the Company and its subsidiaries
"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
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Independent Third Party"	a third party independent of the Company and its subsidiaries and their connected persons (as defined in the GEM Listing Rules)
"Landlord"	QRE PLAZA LIMITED whose registered office is situated at 64th Floor, Hopewell Centre, No.183 Queen's Road East, Wan Chai, is a properties rental company incorporated in Hong Kong with limited liability and is an Independent Third Party

"Tenancy Agreement I"	the tenancy agreement dated 17 September 2026 entered into between Landlord and Tenant in respect of the leasing of The 21st and 22nd Floor of the building known as QRE PLAZA at No. 202 Queen's Road East, Wan Chai, Hong Kong
"Tenancy Agreement II"	the tenancy agreement dated 17 September 2026 entered into between Landlord and Tenant in respect of the leasing of The 8th Floor of the building known as QRE PLAZA at No. 202 Queen's Road East, Wan Chai, Hong Kong
"Tenancy Agreements"	collectively, Tenancy Agreement I and Tenancy Agreement II, and each a "Tenancy Agreement"
"Premises"	the premises leased under each Tenancy Agreement, as more particularly described in the paragraph headed "THE TENANCY AGREEMENTS" above
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Tenant"	Party Alc Limited, an indirect wholly-owned subsidiary of the Company and the tenant under Tenancy Agreement I and Tenancy Agreement II

By order of the Board
New Amante Group Limited
Liu Huijing
Chief Executive Officer

Hong Kong, 17 September 2026

As at the date of this announcement, the executive Directors are Ms. Ma Liangping and Ms. Liu Huijing; the independent non-executive Directors are Mr. Cheng King Yip, Dr. Chen Xiaofeng and Mr. Hui Wai Hung.