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PACIFIC LEGEND GROUP LIMITED

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 8547)

DISCLOSEABLE TRANSACTION IN RELATION TO THE WAREHOUSE SERVICE

On 1 September 2025, Comust-Tech as Lessee entered into the Agreement with Darren as Lessor in relation to the warehouse service.

The Total Rental was originally categorized under “Trade and other receivables”. During the audit for the year ended 30 June 2026, the auditor of the Company reclassified the Total Rental originally categorized under “Trade and other receivables” to “Right-of-use assets” in accordance with HKFRS 16 “Leases”. The Group will recognise the value of the right-of-use assets on its consolidated statement of financial position in connection with the warehouse service under the Agreement. Accordingly, the transaction under the Agreement will be regarded as acquisition of assets by the Lessee for the purpose of the GEM Listing Rules. A clarification announcement in relation to the interim results for the six month ended 31 December 2025 of the Company will be published in due course.

As one or more of the applicable percentage ratios (as defined in the GEM Listing Rules) in respect of the value of the right-of-use of the Property under the Agreement exceed 5% but are less than 25%, the leasing transaction contemplated thereunder constitutes discloseable transaction of the Company and is subject to the announcement requirement but exempt from Shareholders’ approval requirement of the Company under Chapter 19 of the GEM Listing Rules.

On 1 September 2025, Comust-Tech as lessee entered into the warehouse service agreement with Darren as lessor in relation to the warehouse service.

THE WAREHOUSE SERVICE AGREEMENT DATED 1 SEPTEMBER 2025

Lessor:	Darren
Lessee:	Comust-Tech
Property:	Workshop 02, 6/F, One Two One, 121 King Lam Street, Cheung Sha Wan, Kowloon, Hong Kong
Term:	15 years commencing from 1 September 2025 to 30 August 2040 (both days inclusive)
Usage:	Warehouse
Total Rental and Right-of-use asset value (unaudited):	HK\$20,498,400

REASONS AND BENEFITS FOR THE WAREHOUSE SERVICE AGREEMENT

The Company is an investment holding company and its subsidiaries (including Comust-Tech) are principally engaged in (i) sale and rental of home furniture and accessories; and (ii) project and hospitality services. For the purpose of the Group's warehousing needs, members of the Group enter into lease/service agreements from time to time for the lease of properties from Independent Third Parties as warehouses.

Darren is a trading company incorporated in Hong Kong owned as to 100% by Mr. Yeung Tze Yan.

As at 1 September 2025, to the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, the shareholder of Darren is an Independent Third Party.

The Total Rental was arrived at arm's length negotiation with reference to the market rental and/or service fee of similar property/warehouse services. In order to secure a stable warehouse service in the long term to avoid the cost of relocation and the uncertain and fluctuation of service fee, the monthly fee is at a fixed amount for 15 years and the Total Rental has been fully settled out of the internal financial resources of the Group upon signing the Agreement. The Directors believed that the terms and conditions of the Agreement are fair and reasonable and the transaction is on normal commercial terms, in the ordinary and usual course of business and in the interests of the Company and its Shareholders as a whole.

GEM LISTING RULES IMPLICATIONS

In accordance with HKFRS 16 "Leases", the Group will recognise the value of the right-of-use assets on its consolidated statement of financial position in connection with the leasing of the Property under the Agreement. Accordingly, the leasing transaction under the Agreement will be regarded as acquisition of assets by the Lessee for the purpose of the GEM Listing Rules.

As one or more of the applicable percentage ratios (as defined in the GEM Listing Rules) in respect of the value of the right-of-use of the Property under the Agreement will exceed 5% but are less than 25%, the leasing transaction contemplated thereunder constitutes discloseable transaction of the Company and is subject to the announcement requirement but exempt from Shareholders' approval requirement of the Company under Chapter 19 of the GEM Listing Rules.

To prevent similar non-compliance from occurring, the Company will have more communication with the auditor of the Company as and when appropriate in relation to the accounting treatment.

TERMS USED IN THIS ANNOUNCEMENT

“Agreement”	The warehouse service agreement dated 1 September 2025 entered into between Comust-Tech as lessee and Darren as lessor in relation to the 15-year warehouse service at a fixed monthly fee of HK\$113,880
“Board” or “Director(s)”	The board of directors of the Company
“Company”	Pacific Legend Group Limited, a company incorporated in the Cayman Islands with limited liability, the issued shares of which are listed on the GEM
“Comust-Tech” or “Lessee”	Comust-Tech Consultancy Limited, a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company
“Darren”	Darren Trading Company Limited, a company incorporated in Hong Kong with limited liability, being an Independent Third Party
“GEM”	The GEM operated by the Stock Exchange
“GEM Listing Rules”	The Rules Governing the Listing of Securities on GEM, 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
“Hong Kong”	Hong Kong Special Administrative Region of the People's Republic of China
“Independent Third Party(ies)”	Third party independent of and not connected with the Company and its connected persons (as defined in the GEM Listing Rules)

“Property”	Workshop 02, 6/F, One Two One, 121 King Lam Street, Cheung Sha Wan, Kowloon, Hong Kong
“Shareholders”	Holder(s) of the ordinary shares of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Term”	15 years commencing from 1 September 2025 to 30 August 2040 (both days inclusive)
“Total Rental”	HK\$20,498,400, being the total rent of the Term
“%”	Per cent

By order of the Board
Pacific Legend Group Limited
Wong Wing Man
Chairperson and Executive Director

Hong Kong, 5 October 2026

As at the date of this announcement, the Board comprises Ms. Wong Wing Man, Mr. Wong Sui Chi and Mr. Law Sai Kit as executive Directors; and Mr. So Alan Wai Shing, Mr. Lee Kwong Ming and Mr. Chan Kin Sun, 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 website of the Stock Exchange of Hong Kong Limited at www.hkexnews.hk for at least seven days from the date of its posting. This announcement will also be published on the Company’s website at www.pacificlegendgroup.com.