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Lai Group Holding Company Limited

禮建德集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 8455)

TERMINATION OF THE DISCLOSEABLE TRANSACTION IN RELATION TO THE TERMINATION OF THE LETTER OF OFFER

Reference is made to the announcement of Lai Group Holding Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) dated 22 June 2026 (the “**Announcement**”) in relation to the Letter of Offer and Acceptance (the “**Letter of Offer**”) signed by Enjoy Together Share Limited (“**Enjoy Together**”), an indirect wholly-owned subsidiary of the Company, as tenant, and Mulia Property Development Sdn. Bhd., as landlord (the “**Landlord**”), for the lease of Suite 70.03, Level 70, Menara Exchange 106, Lingkaran TRX, Tun Razak Exchange, 55188 Kuala Lumpur, Malaysia (the “**Premises**”).

Unless otherwise defined, capitalized terms used in this announcement shall have the same meanings as those defined in the Announcement.

TERMINATION OF THE LETTER OF OFFER

Pursuant to Rule 19.36 of the GEM Listing Rules, the Board wishes to announce that subsequent to the signing of the Letter of Offer, the Landlord informed Enjoy Together that the proposed tenant of the Premises must satisfy specific localized corporate operational business scope requirements in Malaysia.

As the principal business of Enjoy Together is investment holding, which does not possess the requisite specific operational business scope, Enjoy Together and the Landlord have mutually agreed to terminate the Letter of Offer and discontinue the leasing arrangement for the Premises. The parties will no longer enter into the formal Tenancy Agreement.

As the Letter of Offer is terminated, the initial deposit and advance rental remittance of approximately RM428,000 previously paid by Enjoy Together will be fully refunded. All respective rights, obligations, and titles of the parties under the Letter of Offer have been released and discharged, and neither party shall have any claim against the other.

The Group originally entered into the Letter of Offer with the strategic intention of establishing a physical administrative presence in Kuala Lumpur, Malaysia, to capture regional expansion opportunities. The Group is actively seeking alternative office spaces in Kuala Lumpur that align with localized corporate compliance requirements to continue its broader strategic expansion goals in Malaysia.

The Board is of the view that the termination of the Letter of Offer will not have any material adverse impact on the business operations or financial position of the Group.

GENERAL

The termination of the Letter of Offer constitutes a termination of the discloseable transaction previously announced by the Company pursuant to Chapter 19 of the GEM Listing Rules, and is therefore required to be disclosed pursuant to Rule 19.36 of the GEM Listing Rules.

As disclosed in the Announcement, entering into of the Letter of Offer originally required the Group to recognize the lease of the Premises as a right-of-use asset on its consolidated statement of financial position in an amount of approximately HK\$4.61 million pursuant to HKFRS 16 “Leases”.

As the Letter of Offer is terminated and no formal Tenancy Agreement is being entered into by the parties, where the date of termination is before the commencement date of the lease term, the acquisition of the right-of-use asset in respect of Premises has not been recognized by the Group on its consolidated financial statements. Therefore, the termination of the Letter of Offer will not constitute a disposal of the right-of-use asset in respect of the Premises, since the right-of-use asset in respect of the Premises has not been recognised as at the date of termination of the Letter of Offer.

As all payments (including the deposits and rental payment in advance) previously made to the Landlord will be fully refunded, there will be no material impact on the financial positions of the Group as a result of the termination of the Letter of Offer.

By order of the Board
Lai Group Holding Company Limited
Wang Guoping
Chairman and Executive Director

Hong Kong, 23 October 2026

As at the date of this announcement, the Board comprises Mr. Wang Guoping and Dr. Chan Lai Sin as executive Directors; Ms. Liu Lihui as the non-executive Director, and Dr. Chung Siu Kuen, Ms. Ma Yufei and Ms. Sun Wai Ling 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 website of The Stock Exchange of Hong Kong Limited 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.dic.hk.