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Future Bright Holdings Limited
佳景集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 703)

DISCLOSEABLE TRANSACTION
ENTERING INTO OF A LEASE AGREEMENT

The Board announces that on 16 September 2025, Bright Gain, a wholly-owned subsidiary of the Company, as tenant, entered into the Lease Agreement with the Landlord which gives Bright Gain the right to use the Property for the operation of a casual Cantonese restaurant for a term of 6 years and 4 months.

To the best of the Directors' knowledge, the Landlord is an Independent Third Party.

Pursuant to HKFRS 16, the Company shall recognise the acquisition of the right to use the Property as an acquisition of right-of-use assets. As one of the applicable percentage ratios in respect of the transaction contemplated under the Lease Agreement is more than 5% but all are below 25%, the entering into of the Lease Agreement constitutes a discloseable transaction for the Company under the Listing Rules and is subject to the notification and announcement requirements but exempt from Shareholders' approval requirement pursuant to Chapter 14 of the Listing Rules.

The Board announces that on 16 September 2025, Bright Gain, a wholly-owned subsidiary of the Company, as tenant, entered into the Lease Agreement with the Landlord which agrees to grant to Bright Gain the right to use the Property for the operation of a casual Cantonese restaurant.

* *For identification purpose only*

THE LEASE AGREEMENT

The principal terms of the Lease Agreement are as follows:

Date:	16 September 2025
Parties:	(1) Sam Soi Hong (沈瑞洪) as the Landlord; and (2) Bright Gain as the tenant.
Property:	RUA DE COIMBRA Nº S 48-54, FA SENG QUARTEIRÃO 43 (FLOWER CITY) RÉS-DO-CHÃO E, NA TAIPA, MACAU
Term:	From 1 October 2025 to 31 January 2032
Gross floor area:	Approximately 202.8 square metres
Use of Property:	The Property shall be used for operation of catering business.
Rental:	Bright Gain is required to pay to the Landlord a rent of HK$160,000 per month from 1 February 2026 to 31 January 2029 and HK$176,000 per month from 1 February 2029 to 31 January 2032. The rent is payable on the first day of each calendar month, save that the rent from 1 February 2026 to 28 February 2026 in the amount of HK$160,000 shall be paid to the Landlord upon the entering into of the Lease Agreement.
Rent free period:	From 1 October 2025 to 31 January 2026 (both dates inclusive)
Deposit:	Bright Gain is required to place with the Landlord a security deposit in an amount equal to two months' rent under the Lease Agreement. When the rent is adjusted, Bright Gain shall pay to the Landlord the difference in the adjusted security deposit within 7 days from the effective date of the new rent. Accordingly, Bright Gain is required to place with the Landlord a security deposit of HK$320,000 initially. The amount of security deposit will be increased to HK$352,000 after the increase of rent in 1 February 2029.

The rental payments under the Lease Agreement are and will be settled in cash and satisfied by the Group's internal resources.

RIGHT-OF-USE ASSETS

Pursuant to HKFRS 16, the Company shall recognise the acquisition of the right to use the Property under the Lease Agreement as an acquisition of right-of-use assets as follows:

	Amount *HK$'000*
Lease Agreement	9,157

The above amount is calculated with reference to the present value of the aggregate rental payments to be made under the Lease Agreement, including stamp duty and estimated reinstatement costs and based on a discount rate of 8.41% per annum currently used by the Group for all its other right-of-use assets.

REASON AND BENEFIT FOR ENTERING INTO THE LEASE AGREEMENT

The Group has been operating one casual Cantonese restaurant and two food court counters under the brand name of "Good Fortune Kitchen" in Macau. In view of the growing demand and popularity of the cuisine and brand recognition, the Group plans to open another branch of "Good Fortune Kitchen" at the Property situated at Rua De Coimbra, Flower City, which is located in a residential district in Taipa. The Board believes that the opening of a new "Good Fortune Kitchen" branch at the Property would generate stable turnover to the Group.

The rental terms under the Lease Agreement have been determined after arm's length negotiation between the parties and with reference to the prevailing market rent of similar properties in the nearby area. The Directors considered that the terms and conditions of the Lease Agreement are on normal commercial terms and fair and reasonable and in the interests of the Company and the Shareholders as a whole.

INFORMATION OF THE COMPANY, BRIGHT GAIN AND THE LANDLORD

Information of the Company and Bright Gain

The Company is principally engaged in the sales of food and catering, food souvenir and property investment business. Bright Gain is a company incorporated in Macau with limited liability and a wholly-owned subsidiary of the Company. Bright Gain is principally engaged in the operation of restaurants and food court counters.

Information of the Landlord

The Landlord, namely Sam Soi Hong (沈瑞洪), is an individual Macau resident. To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Landlord is an Independent Third Party.

LISTING RULES IMPLICATIONS

Pursuant to HKFRS 16, the Company shall recognise the acquisition of the right to use the Property as an acquisition of right-of-use assets. As one of the applicable percentage ratios in respect of the transaction contemplated under the Lease Agreement is more than 5% but all are below 25%, the entering into of the Lease Agreement constitutes a discloseable transaction for the Company under the Listing Rules and is subject to the notification and announcement requirements but exempt from Shareholders' approval requirement pursuant to Chapter 14 of the Listing Rules.

DEFINITIONS

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

"Board"	the board of Directors of the Company
"Bright Gain"	Bright Gain Restaurant Company Limited, a company incorporated in Macau with limited liability and wholly-owned subsidiary of the Company, as the tenant under the Lease Agreement
"Company"	Future Bright Holdings Limited (Stock Code: 703), a company incorporated in Bermuda with limited liability, the shares of which are listed on the Stock Exchange
"Director(s)"	the director(s) of the Company
"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 Accountants
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Independent Third Party"	a third party which is independent of the Company and its connected persons (as defined in the Listing Rules)
"Landlord"	Sam Hoi Hong (沈瑞洪), a Macau resident who is an Independent Third Party, as the landlord under the Lease Agreement
"Lease Agreement"	the lease agreement dated 16 September 2025 entered into between Bright Gain and the Landlord in respect of the lease of the Property

"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Macau"	Macau Special Administrative Region of the People's Republic of China
"Property"	RUA DE COIMBRA NºS 48-54, FA SENG QUARTEIRÃO 43 (FLOWER CITY) RÉS-DO-CHÃO E, NA TAIPA, MACAU also known as 澳門氹仔哥英布拉街48-54號, 花城 (利盛、利豐、利厚、利盈、利茂) 地下E座
"Shareholder(s)"	holder(s) of the issued share(s) of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited

By Order of the Board of
Future Bright Holdings Limited
Chan Chak Mo
Managing Director

Hong Kong, 16 September 2025

As at the date hereof, the members of the Board comprise (i) Mr. Chan Chak Mo, the Managing Director, (ii) Mr. Chan See Kit, Johnny, the Chairman and executive Director, (iii) Ms. Leong In Ian, the executive Director, and (iv) Mr. Chek Kuong Fong, Mr. Yu Kam Yuen, Lincoln and Mr. Vong Hou Piu, the independent non-executive Directors.