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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 – RENEWAL OF LEASE AGREEMENT

The Board announces that on 20 November 2025, Bright Mark, a wholly-owned subsidiary of the Company, as tenant, entered into the Lease Agreement to renew the lease of the Property, pursuant to which, if countersigned by the Landlord, the Landlord will grant to Bright Mark the lease of the Property for a term of two years from 22 February 2026 to 21 February 2028 (both days inclusive).

To the best of the Directors' knowledge, the Landlord and its ultimate beneficial owners are Independent Third Parties.

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 20 November 2025, Bright Mark, a wholly-owned subsidiary of the Company, as tenant, entered into the Lease Agreement to renew the lease of the Property, pursuant to which, if countersigned by the Landlord, the Landlord will grant to Bright Mark the lease of the Property for a term of two years from 22 February 2026 to 21 February 2028 (both days inclusive).

* *For identification purpose only*

THE LEASE AGREEMENT

The principal terms of the Lease Agreement are as follows:

Parties:	(1) Sinoking Investment Limited as the Landlord; and (2) Bright Mark as the tenant.
Property:	Shop on the Lower Ground Floor of Commercial Development of Kimberley 26, No. 26 Kimberley Road and No. 55 Carnarvon Road, Kowloon, Hong Kong.
Term:	From 22 February 2026 to 21 February 2028 (both days inclusive).
Gross floor area:	Approximately 1,030 square feet.
Use of Property:	The Property shall be used only for operation of Japanese ramen restaurant under the trade name of "Bari-uma".
Rental:	Bright Mark is required to pay to the Landlord monthly rent comprising of the monthly basic rent and monthly turnover rent in the following manner: (i) a monthly basic rent of HK$275,000, payable on the first day of each calendar month; and (ii) a monthly turnover rent which shall be the amount by which 14% of the monthly gross takings exceeds the monthly basic rent, payable in arrears by the 14th day of the month following the succeeding month. The monthly gross takings means all income in whatever form whether received or receivable derived by Bright Mark from its business at or from the Property.
Rent free period:	2 months from (i) 22 February 2026 to 21 March 2026 (both days inclusive); and (ii) 22 February 2027 to 21 March 2027 (both days inclusive).
Other payments:	Bright Mark is required to pay to Landlord: (i) management fees of HK$6,117 per month; (ii) rates of HK$38,250 per quarter; and (iii) government rent of HK$22,950 per quarter, all of which are subject to review from time to time.
Deposit:	Bright Mark is required to place with the Landlord a security deposit equal to the aggregate of 4 months' rent, management fees, rates and government rent. When the rent, management fees, rates or government rent is adjusted, Bright Mark shall forthwith pay to the Landlord the difference in the adjusted security deposit. Accordingly, Bright Mark is required to place with the Landlord a security deposit of HK$1,206,068 initially.

The rental payments, management fees, rates and government rents payable 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	5,531

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 a franchise Japanese ramen restaurant under the brand name of "Bari-uma" at the Property since 2016 and the past performance has generally been satisfactory. The Company plans to continue the operation of this restaurant. The entering into of the Lease Agreement would allow the Group to continue to operate the restaurant at the Property and save the Group from incurring relocations expenses. At present, the Company has 4 "Bari-uma" restaurants in Hong Kong. The Board believes that the operation of this restaurant 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 MARK AND THE LANDLORD

Information of the Company and Bright Mark

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

Information of the Landlord

The Landlord is a company incorporated in Hong Kong with limited liability and is primarily engaged in real estate activities. The ultimate beneficial owners of the Landlord are Mr. Li Chi Keung and Ms. Leong Angela On Kei.

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

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 Mark"	Bright Mark Restaurant Limited, a company incorporated in Hong Kong with limited liability and a 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(ies)"	third party(ies) which is independent of the Company and its connected persons (as defined in the Listing Rules)

"Landlord"	Sinoking Investment Limited, a company incorporated in Hong Kong with limited liability and as the landlord under the Lease Agreement
"Lease Agreement"	the lease agreement in respect of the lease of the Property signed by Bright Mark and delivered to the Landlord on 20 November 2025 for its signing
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Property"	Shop on the Lower Ground Floor of Commercial Development of Kimberley 26, No. 26 Kimberley Road and No. 55 Carnarvon Road, Kowloon, Hong Kong
"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, 20 November 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.