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**Superland Group Holdings Limited**  
**德合集團控股有限公司**  
*(Incorporated in the Cayman Islands with limited liability)*  
**(Stock code: 368)**

**VOLUNTARY ANNOUNCEMENT**  
**SUPPLEMENTAL DEED IN RELATION TO**  
**THE LEASE AGREEMENT**

Reference is made to the announcement (the “**Announcement**”) of Superland Group Holdings Limited dated 2 September 2024 in relation to the lease agreement entered into on even date between Success Base Engineering Limited (as lessee) and Spring Yield Investments Limited (as lessor), an Independent Third Party, in respect of the entire eighteenth floor of Chevalier Commercial Centre, No.8 Wang Hoi Road, Kowloon Bay, Kowloon, Hong Kong. Unless otherwise defined in this announcement, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcement.

**AMENDMENTS TO THE LEASE AGREEMENT**

The Premises is currently used by the Lessee as its office premises in Hong Kong for its business operations. The Board is of the view that a shorter lease term would offer the Group with a higher degree of flexibility in its selection of appropriate office premises in the future, taking into account the Group’s business needs and the overall Hong Kong office leasing market at the time.

As such, on 21 November 2025, the Lessee entered into a supplemental deed with the Lessor (the “**Supplemental Deed**”), pursuant to which, among other things, the Lessee and the Lessor have agreed to amend the Lease Agreement as outlined below.

**Term**

The term for the lease of the Premises has been reduced for one year to commence on 2 September 2024 and expire on 31 August 2028.

**Rent**

The rent payable by the Lessee has been amended to (i) HK\$331,800.00 per month from 2 September 2024 to 31 August 2026; (ii) HK\$348,400.00 per month from 1 September 2026 to 31 August 2027; and (iii) HK\$365,000.00 per month from 1 September 2027 to 31 August 2028.

## **Rent-free period**

The rent-free period to which the Lessee is entitled has been amended to (i) an initial rent-free period up to 30 November 2024; and (ii) a second rent-free period of one month in August 2025.

## **IMPLICATIONS UNDER THE LISTING RULES**

In accordance with HKFRS 16 “Leases”, entering into the Supplemental Deed will require the Group to derecognise the right-of-use asset in the consolidated financial statements of the Group for an amount of approximately HK\$4.39 million. This figure is unaudited and may be subject to further adjustment in the future.

As each of the applicable percentage ratios in respect of the value of the right-of-use asset to be derecognised by the Group under the Supplemental Deed are under 5%, entering into the Supplemental Deed does not constitute a notifiable transaction for the Company under Chapter 14 of the Listing Rules.

**Saved as disclosed above, all other information as set out in the Announcement remain unchanged. This announcement is supplemental to and should be read in conjunction with the Announcement.**

By Order of the Board  
**Superland Group Holdings Limited**  
**Mr. Ng Chi Chiu**

*Chairman, chief executive officer and executive Director*

Hong Kong, 21 November 2025

*As at the date of this announcement, the executive Directors are Mr. Ng Chi Chiu and Ms. Zhao Haiyan Chloe; and the independent non-executive Directors are Mr. Yip Kit Chau, Mr. Law Hung Wai, CPA and Dr. Ho Ka Yan.*