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eprint GROUP LIMITED
eprint 集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1884)

MAJOR AND CONNECTED TRANSACTIONS IN RELATION TO 2026 TENANCY AGREEMENTS

Reference is made to the circular of the Company dated 17 February 2023 relating to the Existing Tenancy Agreements entered into between Lucky Gainer, Promise Network and e-banner with CTP, King Profit, Profit More, Promise Properties and VVV, pursuant to which Lucky Gainer, Promise Network and e-banner (as tenants) agreed to lease the properties from CTP, King Profit, Profit More, Promise Properties and VVV (as landlords). The Existing Tenancy Agreements will be expired on 31 March 2026.

2026 TENANCY AGREEMENTS

The Board announces that on 20 January 2026 (after trading hours), Lucky Gainer, Promise Network and e-banner, entered into the 2026 Tenancy Agreements with CTP, King Profit, Profit More, Promise Properties and VVV, pursuant to which Lucky Gainer, Promise Network and e-banner (as tenants) agreed to lease the Properties from CTP, King Profit, Profit More, Promise Properties and VVV (as landlords) for a term of three years from 1 April 2026 to 31 March 2029 (both days inclusive).

LISTING RULES IMPLICATIONS

In accordance with HKFRS 16 Leases, the rental payment to be made by the Tenants under the 2026 Tenancy Agreements will be recognised as right-of-use assets and will be regarded as an acquisition of assets by the Group for the purpose of the Listing Rules.

CTP, King Profit, Profit More, Promise Properties and VVV are associates of Mr. She, Mr. Chong, Mr. WM Leung, Mr. YP Leung and Mr. YK Chow and are regarded as connected persons of the Company. As such, the 2026 Tenancy Agreements constitute a one-off connected transaction on the part of the Company under Chapter 14A of the Listing Rules.

As the transactions contemplated under the 2026 Tenancy Agreements, when aggregated, have an applicable percentage ratio that exceeds 25% but is less than 100% and the total consideration of the transactions exceeds HK$34,000,000, the transactions constitute a major and connected transactions of the Company which is subject to the reporting, announcement, circular and Independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

GENERAL

An Independent Board Committee has been formed to advise the Independent Shareholders (taking into account the recommendation of the Independent Financial Adviser) on whether the terms of the 2026 Tenancy Agreements and the transactions contemplated thereunder are fair and reasonable, on normal commercial terms and in the interests of the Company and its Shareholders as a whole, and to advise the Independent Shareholders on how to vote in respect of the resolutions to be proposed at the EGM to approve the 2026 Tenancy Agreements and the transactions contemplated thereunder. Grand Moore Capital Limited has been appointed as the Independent Financial Adviser to advise the Independent Board Committee in this regard.

The EGM will be convened and held for the Independent Shareholders to consider and, if thought fit, approve the 2026 Tenancy Agreements and the transactions contemplated thereunder. In view of the interests of Mr. She, Mr. Chong, Mr. WM Leung, Mr. YP Leung and Mr. YK Chow in CTP, King Profit, Profit More, Promise Properties and VVV, each of Mr. She, Mr. Chong, Mr. WM Leung, Mr. YP Leung and Mr. YK Chow and their respective associates will abstain from voting in relation to the resolution(s) to approve the 2026 Tenancy Agreements at the EGM.

A circular containing, amongst other things, further information on the terms of the 2026 Tenancy Agreements, a letter from the Independent Board Committee, a letter of the Independent Financial Adviser, together with a notice to convene the EGM to approve the 2026 Tenancy Agreements is expected to be dispatched to the Shareholders on or before 10 February 2026.

BACKGROUND

Reference is made to the circular of the Company dated 17 February 2023 relating to the Existing Tenancy Agreements entered into between Lucky Gainer, Promise Network and e-banner with CTP, King Profit, Profit More, Promise Properties and VVV, pursuant to which Lucky Gainer, Promise Network and e-banner (as tenants) agreed to lease the properties from CTP, King Profit, Profit More, Promise Properties and VVV (as landlords). The Existing Tenancy Agreements will be expired on 31 March 2026.

2026 TENANCY AGREEMENTS

The Board announces that on 20 January 2026 (after trading hours), Lucky Gainer, Promise Network and e-banner entered into the 2026 Tenancy Agreements with CTP, King Profit, Profit More, Promise Properties and VVV, pursuant to which Lucky Gainer, Promise Network and e-banner (as tenants) agreed to lease the Properties from CTP, King Profit, Profit More, Promise Properties and VVV (as landlords) for a term of three years from 1 April 2026 to 31 March 2029 (both days inclusive).

PRINCIPAL TERMS OF THE 2026 TENANCY AGREEMENTS

The principal terms of the 2026 Tenancy Agreements are as follows:

1. The CTP Tenancy Agreements

Date:	20 January 2026
Tenants:	Lucky Gainer and e-banner
Landlord:	CTP
Premises:	Unit W6 on 3rd Floor of Block 1; Units K2, L2, W1 and W2 on 2nd Floor of Block 2; Unit A3 on 1st Floor of Block 3; Units W1 to W5 and N3 on 2nd Floor of Block 3; Unit B3 on 3rd Floor of Block 3; Unit B3 on 4th Floor of Block 3; Unit R4 on 2nd Floor of Block 4; Unit A4 on 5th Floor of Block 4; and Units M4, N4, P4 and R4 on 6th Floor of Block 4, Kwun Tong Industrial Centre, Nos. 436-484 Kwun Tong Road, Kowloon, Hong Kong
Saleable area:	Approximately 23,778 square feet
Lease term:	From 1 April 2026 to 31 March 2029 (both days inclusive)
Security deposit:	HK$885,360, equivalent to 2 months' rent
Monthly rent:	HK$442,680 per month (exclusive of management fee, air-conditioning charges, government rent and rates and other outgoings), payable in advance on the first day of each calendar month
Usage:	Industrial

Conditions precedent: The CTP Tenancy Agreements are conditional upon the following conditions precedent having been fulfilled:

(a) all necessary consents and approvals in connection with the CTP Tenancy Agreements and the transactions contemplated thereunder having been obtained by the landlord and remain valid;

(b) all necessary consents and approvals in connection with the CTP Tenancy Agreements and the transactions contemplated thereunder having been obtained by the tenants, including the consent from the Stock Exchange;

(c) the Company having issued an announcement and a circular in relation to the CTP Tenancy Agreements and the transactions contemplated thereunder in accordance with the Listing Rules; and

(d) the resolutions to approve the CTP Tenancy Agreements and the transactions contemplated thereunder having been obtained from the Independent Shareholders at the EGM in accordance with the Listing Rules, the articles of association of the Company and the applicable laws and regulations.

Break clause: At any time after the expiration of 12 months from the commencement date of the lease term, the landlord shall have the right to serve upon the tenant not less than 2 months' prior written notice given after the expiration of 12 months from the commencement date to terminate the CTP Tenancy Agreements.

2. The King Profit Tenancy Agreements

Date: 20 January 2026

Tenants: Lucky Gainer and Promise Network

Landlord: King Profit

Premises: Unit A3 (including flat roof appurtenant thereto) on 4th Floor of Block 3, Unit L4 on 3rd Floor of Block 4 and Car Parking Space No. 36 on Basement, Kwun Tong Industrial Centre, Nos. 436-484 Kwun Tong Road, Kowloon, Hong Kong

Saleable area: Approximately 3,251 square feet

Lease term:	From 1 April 2026 to 31 March 2029 (both days inclusive)
Security deposit:	HK$135,516, equivalent to 2 months' rent
Monthly rent:	HK$67,758 per month (exclusive of management fee, air-conditioning charges, government rent and rates and other outgoings), payable in advance on the first day of each calendar month
Usage:	Industrial and carparking
Conditions precedent:	The King Profit Tenancy Agreements are conditional upon the following conditions precedent having been fulfilled: (a) all necessary consents and approvals in connection with the King Profit Tenancy Agreements and the transactions contemplated thereunder having been obtained by the landlord and remain valid; (b) all necessary consents and approvals in connection with the King Profit Tenancy Agreements and the transactions contemplated thereunder having been obtained by the tenants, including the consent from the Stock Exchange; (c) the Company having issued an announcement and a circular in relation to the King Profit Tenancy Agreements and the transactions contemplated thereunder in accordance with the Listing Rules; and (d) the resolutions to approve the King Profit Tenancy Agreements and the transactions contemplated thereunder having been obtained from the Independent Shareholders at the EGM in accordance with the Listing Rules, the articles of association of the Company and the applicable laws and regulations.
Break clause:	At any time after the expiration of 12 months from the commencement date of the lease term, the landlord shall have the right to serve upon the tenant not less than 2 months' prior written notice given after the expiration of 12 months from the commencement date to terminate the King Profit Tenancy Agreements.

3. The Profit More Tenancy Agreement

Date:	20 January 2026
Tenant:	Lucky Gainer
Landlord:	Profit More
Premises:	Workshop Nos. M201, M202 and M210 on 3rd Floor of Block 2, Kwun Tong Industrial Centre, Nos. 436-484 Kwun Tong Road, Kowloon, Hong Kong
Saleable area:	Approximately 2,895 square feet
Lease term:	From 1 April 2026 to 31 March 2029 (both days inclusive)
Security deposit:	HK$113,204, equivalent to 2 months' rent
Monthly rent:	HK$56,602 per month (exclusive of management fee, air-conditioning charges, government rent and rates and other outgoings), payable in advance on the first day of each calendar month
Usage:	Industrial
Conditions precedent:	The Profit More Tenancy Agreement is conditional upon the following conditions precedent having been fulfilled:

(a) all necessary consents and approvals in connection with the Profit More Tenancy Agreement and the transaction contemplated thereunder having been obtained by the landlord and remain valid;

(b) all necessary consents and approvals in connection with the Profit More Tenancy Agreement and the transaction contemplated thereunder having been obtained by the tenant, including the consent from the Stock Exchange;

(c) the Company having issued an announcement and a circular in relation to the Profit More Tenancy Agreement and the transaction contemplated thereunder in accordance with the Listing Rules; and

(d) the resolutions to approve the Profit More Tenancy Agreement and the transaction contemplated thereunder having been obtained from the Independent Shareholders at the EGM in accordance with the Listing Rules, the articles of association of the Company and the applicable laws and regulations.

Break clause: At any time after the expiration of 12 months from the commencement date of the lease term, the landlord shall have the right to serve upon the tenant not less than 2 months' prior written notice given after the expiration of 12 months from the commencement date to terminate the Profit More Tenancy Agreement.

4. The Promise Properties Tenancy Agreement

Date: 20 January 2026

Tenants: Lucky Gainer and e-banner

Landlord: Promise Properties

Premises: Unit W3 on 2nd Floor of Block 2; Unit K3 on 3rd Floor of Block 3; Unit H3 on 4th Floor of Block 3; Unit P4 on 2nd Floor of Block 4; and Unit A4 on 6th Floor of Block 4, Kwun Tong Industrial Centre, Nos. 436-484 Kwun Tong Road, Kowloon, Hong Kong

Saleable area: Approximately 8,235 square feet

Lease term: From 1 April 2026 to 31 March 2029 (both days inclusive)

Security deposit: HK$312,424, equivalent to 2 months' rent

Monthly rent: HK$156,212 per month (exclusive of management fee, air-conditioning charges, government rent and rates and other outgoings), payable in advance on the first day of each calendar month

Usage: Industrial

Conditions precedent: The Promise Properties Tenancy Agreement is conditional upon the following conditions precedent having been fulfilled:

(a) all necessary consents and approvals in connection with the Promise Properties Tenancy Agreement and the transaction contemplated thereunder having been obtained by the landlord and remain valid;

(b) all necessary consents and approvals in connection with the Promise Properties Tenancy Agreement and the transaction contemplated thereunder having been obtained by the tenants, including the consent from the Stock Exchange;

(c) the Company having issued an announcement and a circular in relation to the Promise Properties Tenancy Agreement and the transaction contemplated thereunder in accordance with the Listing Rules; and

(d) the resolutions to approve the Promise Properties Tenancy Agreement and the transaction contemplated thereunder having been obtained from the Independent Shareholders at the EGM in accordance with the Listing Rules, the articles of association of the Company and the applicable laws and regulations.

Break clause: At any time after the expiration of 12 months from the commencement date of the lease term, the landlord shall have the right to serve upon the tenant not less than 2 months' prior written notice given after the expiration of 12 months from the commencement date to terminate the Promise Properties Tenancy Agreement.

5. The VVV Tenancy Agreements

Date: 20 January 2026

Tenants: Lucky Gainer and Promise Network

Landlord: VVV

Premises:

1. Unit J2 on 2nd Floor of Block 2; Unit K4 on 3rd Floor of Block 4; and Car Parking Space No. 78 on Ground Floor, Kwun Tong Industrial Centre, Nos. 436-484 Kwun Tong Road, Kowloon, Hong Kong; and

2. Workshop No. 1 on Ground Floor, Trend Centre, No. 29 Cheung Lee Street, Hong Kong

Saleable area: Approximately 9,353 square feet

Lease term: From 1 April 2026 to 31 March 2029 (both days inclusive)

Security deposit: HK$452,796, equivalent to 2 months' rent

Monthly rent:	HK$226,398 per month (exclusive of management fee, air-conditioning charges, government rent and rates and other outgoings), payable in advance on the first day of each calendar month
Usage:	Industrial and carparking
Conditions precedent:	The VVV Tenancy Agreements are conditional upon the following conditions precedent having been fulfilled: (a) all necessary consents and approvals in connection with the VVV Tenancy Agreements and the transactions contemplated thereunder having been obtained by the landlord and remain valid; (b) all necessary consents and approvals in connection with the VVV Tenancy Agreements and the transactions contemplated thereunder having been obtained by the tenants, including the consent from the Stock Exchange; (c) the Company having issued an announcement and a circular in relation to the VVV Tenancy Agreements and the transactions contemplated thereunder in accordance with the Listing Rules; and (d) the resolutions to approve the VVV Tenancy Agreements and the transactions contemplated thereunder having been obtained from the Independent Shareholders at the EGM in accordance with the Listing Rules, the articles of association of the Company and the applicable laws and regulations.
Break clause:	At any time after the expiration of 12 months from the commencement date of the lease term, the landlord shall have the right to serve upon the tenant not less than 2 months' prior written notice given after the expiration of 12 months from the commencement date to terminate the VVV Tenancy Agreements.

ACCOUNTING TREATMENT

In accordance with HKFRS 16 Leases, the Group will recognise the rental payments to be made by the tenants as right-of-use assets and related lease liabilities within the consolidated statement of financial position of the Group in connection with the 2026 Tenancy Agreements. The total estimated value of the right-of-use assets to be recognised by the Group under the 2026 Tenancy Agreements amounts to approximately HK$32,594,000, which is the present value of aggregated rental payments to be made in accordance with HKFRS 16. A discount rate of 3.12% per annum is adopted in calculating the present value of the aggregated rental payments under the 2026 Tenancy Agreements.

Shareholders should note that the above estimated value of right-of-use assets is unaudited and may be subject to adjustment in the future.

INFORMATION ON THE PARTIES

The Group principally engages in the provision of printing services and solutions on advertisement, bound books and stationeries.

Lucky Gainer and Promise Network, are indirect wholly-owned subsidiaries of the Company, and e-banner is an indirect non wholly-owned subsidiary of the Company. Lucky Gainer is principally engaged in the provision of management services in Hong Kong, whereas Promise Network is principally engaged in the provision of printing services in Hong Kong. e-banner is principally engaged in the provision of digital printing services in Hong Kong.

CTP is principally engaged in the business of property investment and is beneficially owned as to 27.5% by Mr. She, 27.5% by Mr. Chong, 22.5% by Mr. WM Leung and 22.5% by Mr. YK Chow.

King Profit is principally engaged in the business of property investment and is wholly owned by VVV.

Profit More is principally engaged in the business of property investment and is beneficially owned as to 50% by each of Mr. WM Leung and Mr. YK Chow.

Promise Properties is principally engaged in the business of property investment and is beneficially owned approximately 21.62% by Mr. She, 21.62% by Mr. Chong, 21.62% by Mr. WM Leung, 13.52% by Mr. YP Leung and 21.62% by Mr. YK Chow respectively.

VVV is principally engaged in the business of property investment, and is beneficially owned as to approximately 21.62% by Mr. She, 21.62% by Mr. Chong, 21.62% by Mr. WM Leung, 13.52% by Mr. YP Leung and 21.62% by Mr. YK Chow respectively.

Based on the above, CTP, King Profit, Profit More, Promise Properties and VVV are associates of Mr. She, Mr. WM Leung, Mr. YP Leung and Mr. YK Chow and are regarded as connected persons of the Company.

REASONS AND BENEFITS OF ENTERING INTO THE 2026 TENANCY AGREEMENTS

The Tenants, being the Group's subsidiaries, have been using certain of the Properties historically, the Directors consider that it would be commercially beneficial to the Group if the production plants and ancillary offices of the Group are situated in the same industrial building or in close proximity to each other. In addition, the Board is of the view that the entering into of the 2026 Tenancy Agreements will (i) maintain the stability and efficiency of the operations of the Group; and (ii) avoid unnecessary disruption to the operations of the Group. The terms and rent payables of the 2026 Tenancy Agreements were arrived at an arm's length negotiation between the parties and after taking into account the preliminary valuation of market rents of the Properties prepared by an independent professional valuer. Therefore, the Directors (excluding the independent non-executive Directors whose view will be given in the letter of the Independent Board Committee) are of the view that the 2026 Tenancy Agreements are entered into in the ordinary course of business of the Group and on normal commercial terms, are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

The total rent payable under the 2026 Tenancy Agreements throughout the lease term is approximately HK$34.2 million and will be financed by the Group's internal resources.

Each of Mr. She, Mr. Chong, Mr. WM Leung and Mr. YP Leung is regarded as having a material interest in the transactions contemplated under the 2026 Tenancy Agreements, and therefore each of Mr. She, Mr. Chong, Mr. WM Leung and Mr. YP Leung has abstained from voting on the Board resolutions to approve the transactions contemplated under the 2026 Tenancy Agreements. Save and except for the aforesaid, none of the Directors has any material interest in the 2026 Tenancy Agreements and was required to abstain from voting on the Board resolutions in relation to the transactions contemplated under the 2026 Tenancy Agreements.

IMPLICATIONS OF THE LISTING RULES

In accordance with HKFRS 16 Leases, the rental payment to be made by the Tenants under the 2026 Tenancy Agreements will be recognised as right-of-use assets and the right-of-use assets will be regarded as an acquisition of assets by the Group for the purpose of the Listing Rules.

CTP, King Profit, Profit More, Promise Properties and VVV are associates of Mr. She, Mr. Chong, Mr. WM Leung, Mr. YP Leung and Mr. YK Chow and are regarded as connected persons of the Company. As such, the 2026 Tenancy Agreements constitute a one-off connected transaction on the part of the Company under Chapter 14A of the Listing Rules.

As the right-of-use assets acquired by the Company under the 2026 Tenancy Agreements, when aggregated, have an applicable percentage ratio that exceeds 25% but is less than 100% and the total consideration of the transactions exceeds HK$34,000,000, the transactions constitute a major and connected transactions of the Company which is subject to the reporting, announcement, circular and Independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

GENERAL

An Independent Board Committee has been formed to advise the Independent Shareholders (taking into account the recommendation of the Independent Financial Adviser) on whether the terms of the 2026 Tenancy Agreements and the transactions contemplated thereunder are fair and reasonable, on normal commercial terms and in the interests of the Company and its Shareholders as a whole, and to advise the Independent Shareholders on how to vote in respect of the resolutions to be proposed at the EGM to approve the 2026 Tenancy Agreements and the transactions contemplated thereunder. Grand Moore Capital Limited has been appointed as the Independent Financial Adviser to advise the Independent Board Committee in this regard.

The EGM will be convened and held for the Independent Shareholders to consider and, if thought fit, to approve the 2026 Tenancy Agreements and the transactions contemplated thereunder. In view of the interests of Mr. She, Mr. Chong, Mr. WM Leung, Mr. YP Leung and Mr. YK Chow in CTP, King Profit, Profit More, Promise Properties and VVV, each of Mr. She, Mr. Chong, Mr. WM Leung, Mr. YP Leung, Mr. YK Chow and their respective associates will abstain from voting in relation to the resolution(s) to approve the 2026 Tenancy Agreements at the EGM.

A circular containing, amongst other things, further information on the terms of the 2026 Tenancy Agreements, a letter from the Independent Board Committee, a letter of the Independent Financial Adviser, together with a notice to convene the EGM to approve the 2026 Tenancy Agreements is expected to be dispatched to the Shareholders on or before 10 February 2026.

DEFINITIONS

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

"2026 Tenancy Agreements"	collectively, the CTP Tenancy Agreements, the King Profit Tenancy Agreements, the Profit More Tenancy Agreement, the Promise Properties Tenancy Agreement and the VVV Tenancy Agreements
"Board"	the board of Directors of the Company
"Company"	eprint Group Limited, a company incorporated in the Cayman Islands, whose shares are listed on the main board of the Stock Exchange

"connected person(s)"	has the same meaning ascribed to it under the Listing Rules
"connected transaction(s)"	has the same meaning ascribed to it under the Listing Rules
"controlling shareholder"	has the same meaning ascribed to it under the Listing Rules
"CTP"	CTP Limited, a company incorporated in Hong Kong with limited liability
"CTP Tenancy Agreements"	the tenancy agreements dated 20 January 2026 entered into between Lucky Gainer and e-banner as the tenants and CTP as the landlord in respect of the tenancy of Unit W6 on 3rd Floor of Block 1; Units K2, L2, W1 and W2 on 2nd Floor of Block 2; Unit A3 on 1st Floor of Block 3; Units W1 to W5 and N3 on 2nd Floor of Block 3; Unit B3 on 3rd Floor of Block 3; Unit B3 on 4th Floor of Block 3; Unit R4 on 2nd Floor of Block 4; Unit A4 on 5th Floor of Block 4; and Units M4, N4, P4 and R4 on 6th Floor of Block 4, Kwun Tong Industrial Centre, Nos. 436-484 Kwun Tong Road, Kowloon, Hong Kong
"Director(s)"	the director(s) of the Company
"e-banner"	e-banner Limited, a company incorporated in Hong Kong with limited liability and is an indirect non wholly-owned subsidiary of the Company
"EGM"	an extraordinary general meeting of the Company to be convened and held, to consider and, if thought fit, to approve the 2026 Tenancy Agreements and the transactions to be contemplated thereunder
"eprint"	eprint Limited, the controlling Shareholder holding 313,125,000 Shares, representing 56.93% of the entire issued share capital of the Company
"Existing Tenancy Agreements"	the existing tenancy agreements dated 11 January 2023 entered into between Lucky Gainer and Promise Network, being indirect wholly-owned subsidiaries of the Company, and e-banner (as tenants), being an indirect non wholly-owned subsidiary of the Company with CTP, King Profit, Profit More, Promise Properties and VVV (as landlords), for leasing of the properties as specified in the circular of the Company dated 17 February 2023
"Group"	the Company and its subsidiaries
"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 Board Committee"	an independent committee of the Board, comprising all the independent non-executive Directors
"Independent Financial Adviser"	Grand Moore Capital Limited, a corporation licensed to carry out Type 1 (dealing in securities) and Type 6 (advising on corporate finance) regulated activities under the SFO, being the independent financial adviser appointed by the Group
"Independent Shareholders"	the Shareholders other than Mr. She, Mr. Chong, Mr. WM Leung, Mr. YP Leung, Mr. YK Chow and their respective associates or other connected persons who are interested in the 2026 Tenancy Agreements and the transactions contemplated thereunder
"Independent Third Party(ies)"	person(s) and/or company(ies) who/which is (are) independent of the Company and its connected persons (as defined in the Listing Rules)
"King Profit"	King Profit International Limited, a company incorporated in Hong Kong with limited liability
"King Profit Tenancy Agreements"	the tenancy agreements dated 20 January 2026 entered into between Lucky Gainer and Promise Network as the tenants and King Profit as the landlord in respect of the tenancy of Unit A3 (including flat roof appurtenant thereto) on 4th Floor of Block 3, Unit L4 on 3rd Floor of Block 4 and Car Parking Space No. 36 on Basement, Kwun Tong Industrial Centre, Nos. 436-484 Kwun Tong Road, Kowloon, Hong Kong
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Lucky Gainer"	Lucky Gainer Limited, a company incorporated in Hong Kong with limited liability and is an indirect wholly-owned subsidiary of the Company
"Mr. Chong"	Mr. Chong Cheuk Ki, an executive Director and a shareholder holding 21.62% of the entire issued share capital in eprint
"Mr. She"	Mr. She Siu Kee William, an executive Director, chairman of the Board and a shareholder holding 21.62% of the entire issued share capital in eprint
"Mr. WM Leung"	Mr. Leung Wai Ming, a non-executive Director and a shareholder holding 21.62% of the entire issued share capital in eprint
"Mr. YK Chow"	Mr. Chow Yuk Kau Michael, a shareholder holding 21.62% of the entire issued share capital in eprint

"Mr. YP Leung"	Mr. Leung Yat Pang, a shareholder holding 13.52% of the entire issued share capital in eprint
"Profit More"	Profit More Rich Limited, a company incorporated in Hong Kong with limited liability
"Profit More Tenancy Agreement"	the tenancy agreement dated 20 January 2026 entered into between Lucky Gainer as the tenant and Profit More as the landlord in respect of the tenancy of Workshop Nos. M201, M202 and M210 on 3rd Floor of Block 2, Kwun Tong Industrial Centre, Nos. 436-484 Kwun Tong Road, Kowloon, Hong Kong
"Promise Network"	Promise Network Printing Limited, a company incorporated in Hong Kong with limited liability and is an indirect wholly-owned subsidiary of the Company
"Promise Properties"	Promise Properties Limited, a company incorporated in Hong Kong with limited liability
"Promise Properties Tenancy Agreement"	the tenancy agreement dated 20 January 2026 entered into between Lucky Gainer as the tenant and Promise Properties as the landlord in respect of the tenancy of Unit W3 on 2nd Floor of Block 2; Unit K3 on 3rd Floor of Block 3; Unit H3 on 4th Floor of Block 3; Unit P4 on 2nd Floor of Block 4; and Unit A4 on 6th Floor of Block 4, Kwun Tong Industrial Centre, Nos. 436-484 Kwun Tong Road, Kowloon, Hong Kong
"Properties"	Properties located at: 1. Unit W6 on 3rd Floor of Block 1; Units J2, K2, L2, W1, W2, W3 on 2nd Floor of Block 2; Workshop Nos. M201, M202 and M210 on 3rd Floor of Block 2; Unit A3 on 1st Floor of Block 3; Units W1 to W5 and N3 on 2nd Floor of Block 3; Units B3 and K3 on 3rd Floor of Block 3; Unit A3 (including flat roof appurtenant thereto), Units B3 and H3 on 4th Floor of Block 3; Units P4 and R4 on 2nd Floor of Block 4; Units K4 and L4 on 3rd Floor of Block 4; Unit A4 on 5th Floor of Block 4; Units A4, M4, N4, P4, R4 on 6th Floor of Block 4; Car Parking Space No. 36 on Basement; and Car Parking Space No. 78 on Ground Floor, Kwun Tong Industrial Centre, Nos. 436-484 Kwun Tong Road, Kowloon, Hong Kong; and 2. Workshop No. 1 on Ground Floor, Trend Centre, No. 29 Cheung Lee Street, Hong Kong

"Share(s)"	ordinary share(s) of HK$0.01 each in the share capital of the Company
"Shareholder(s)"	the holder(s) of the Share(s)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Tenants"	collectively, Lucky Gainer, Promise Network and e-banner
"VVV"	VVV Limited, a company incorporated in Hong Kong with limited liability
"VVV Tenancy Agreements"	the tenancy agreements dated 20 January 2026 entered into between Lucky Gainer and Promise Network as the tenants and VVV as the landlord in respect of the tenancy of (1) Unit J2 on 2nd Floor of Block 2; Unit K4 on 3rd Floor of Block 4; Car Parking Space No. 78 on Ground Floor, Kwun Tong Industrial Centre, Nos. 436-484 Kwun Tong Road, Kowloon, Hong Kong and (2) Workshop No. 1 on Ground Floor, Trend Centre, No. 29 Cheung Lee Street, Hong Kong
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"%"	per cent.

By Order of the Board
eprint Group Limited
She Siu Kee William
Chairman

Hong Kong, 20 January 2026

As at the date of this announcement, the executive Directors are Mr. She Siu Kee William, Mr. Chong Cheuk Ki and Mr. Leung Yat Pang; the non-executive Director is Mr. Leung Wai Ming; and the independent non-executive Directors are Mr. Poon Chun Wai, Mr. Fu Chung, Mr. Ma Siu Kit and Ms. Yu Mei Hung.