Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

Yuk Wing Group Holdings Limited

煜榮集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1536)

SUPPLEMENTAL ANNOUNCEMENT OF DISCLOSEABLE TRANSACTION IN RELATION TO TENANCY AGREEMENT

Reference is made to the announcement of Yuk Wing Group Holdings Limited (the "**Company**") dated 21 January 2026 in relation to the Discloseable transaction in relation to tenancy agreement (the "**Announcement**"). Unless the context otherwise requires, capitalized terms in this announcement shall have the same meanings as defined in the Announcement.

ULTIMATE BENEFICIAL OWNER OF THE LANDLORD

As disclosed in the Announcement, the Landlord and its ultimate beneficial owner are third parties independent of the Company and its connected persons (as defined under the Listing Rules). The Board wishes to supplement that, having made all reasonable enquiries, to the best of the Directors' knowledge, information and belief, the Landlord is ultimately beneficially wholly-owned by Mrs. Chu Yuet Wah ("**Mrs. Chu**"). Mrs. Chu is a businesswoman and has no relationship with the Company or its connected persons.

CONSIDERATION AND BASIS OF DETERMINATION

Pursuant to HKFRS 16, the Company will recognise the Premises as a right-of-use asset with a value of approximately HK$11.8 million at initial recognition and a corresponding lease liability which represents the present value of the future lease payments. Accordingly, the transaction is regarded as an acquisition of asset under Chapter 14 of the Listing Rules based on the value of such right-of-use asset.

The Board wishes to clarify that under the Tenancy Agreement, the monthly rent for the Premises is approximately HK$1.0 million (exclusive of rates, government rent and management fees). And approximately HK$11.8 million being the total consideration payable under the Tenancy Agreement over the lease term.

The rent was determined after arm's length negotiations between the Company and the Landlord with reference to the prevailing market rent of comparable commercial properties in the vicinity of the Premises. The Board (including the independent non-executive Directors) considers that the rent was entered into on normal commercial terms, is fair and reasonable, and is in the interests of the Company and its shareholders as a whole.

GENERAL

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

By Order of the Board
Yuk Wing Group Holdings Limited
Li Kai Lai Miranda
Executive Director

Hong Kong, 28 January 2026

As at the date of this announcement, the executive Directors are Ms. Li Kai Lai Miranda and Ms. Woo Lan Ying, and the independent non-executive Directors are Mr. Cheung Sze Ming, Mr. Wong Siu Keung Joe and Mr. Eric Todd.