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Liu Chong Hing Investment Limited

(Incorporated in Hong Kong with limited liability)

(Stock code: 00194)

CONNECTED TRANSACTION IN RESPECT OF A TENANCY AGREEMENT

The Board announces that, on 17 March 2026 (after trading hours), the Company (as tenant) entered into the Tenancy Agreement in respect of the Property with Alba Securities (as landlord) for the purpose of renewing the 2024 Tenancy Agreement for a term of two years commencing from 17 March 2026 and expiring on 16 March 2028.

Alba Securities is a company owned as to 80% by Mr. Liu Lit Chi (a Director) and is therefore a Connected Person of the Company. Accordingly, the transaction contemplated under the Tenancy Agreement constitutes a connected transaction of the Company under the Listing Rules.

In accordance with HKFRS 16 "Leases", the Company upon entering into a lease transaction as lessee should recognise a right-of-use asset in its consolidated financial statements. Accordingly, the entering into of the Tenancy Agreement by the Company will be regarded as an acquisition of asset by the Group from a Connected Person, which will constitute a connected transaction for the Company under Chapter 14A of the Listing Rules.

As one or more of the applicable percentage ratios in respect of the estimated value of the right-of-use asset to be recognised by the Group under the Tenancy Agreement are more than 0.1% but less than 5%, the entering into of the Tenancy Agreement is only subject to the announcement and annual reporting requirements under Rules 14A.35 and 14A.49 of the Listing Rules and is exempt from the circular and independent shareholders' approval requirements under the Listing Rules.

THE TENANCY AGREEMENT

Reference is made to the 2024 Announcement in respect of the 2024 Tenancy Agreement.

The Board announces that, on 17 March 2026 (after trading hours), the Company (as tenant) entered into the Tenancy Agreement in respect of the Property with Alba Securities (as landlord) for the purpose of renewing the 2024 Tenancy Agreement for a term of two years commencing from 17 March 2026 and expiring on 16 March 2028.

The principal terms of the Tenancy Agreement are as follows:

Parties:	Alba Securities (as landlord) and the Company (as tenant)
Term:	Two years commencing from 17 March 2026 and expiring on 16 March 2028
Rent:	HK$436,000 per calendar month (exclusive of Government rent, rates and management fees) payable in advance on the 1st day of each calendar month during the term
Permitted use:	For residential purpose only

REASONS FOR AND BENEFITS OF ENTERING INTO THE TENANCY AGREEMENT

As an incentive to retain quality staff and in line with its remuneration policies, the Company provides accommodation allowance to certain of its senior management. The Property has been occupied by a member of the Group's senior management and his family. The renewal of the tenancy will allow the Company to continue with the existing arrangement and save any additional relocation costs.

Given that the rent under the Tenancy Agreement is lower than the prevailing market rent for the Property and the terms thereof are no less favourable to the Company than those for comparable premises available from Independent Third Parties, the Directors (including the Independent non-executive Directors) consider that the terms of the Tenancy Agreement are fair and reasonable, on normal commercial terms or better to the Group, and are in the interests of the Group and the Company's shareholders as a whole.

As Mr. Liu Lit Chi has a material interest in the transactions contemplated under the Tenancy Agreement, he has abstained from voting on the board resolutions in respect of the Tenancy Agreement.

INFORMATION OF THE PARTIES

The Company and its subsidiaries are principally engaged in property investment, property development, property management, treasury investment and hotel operations.

Alba Securities is a company principally engaged in property holding and investment, and is owned as to 80% by Mr. Liu Lit Chi (a Director). Alba Securities is a Connected Person of the Company.

LISTING RULES IMPLICATIONS

In accordance with HKFRS 16 ''Leases'', the Company upon entering into a lease transaction as lessee should recognise a right-of-use asset in its consolidated financial statements. Accordingly, the entering into of the Tenancy Agreement by the Company will be regarded as an acquisition of asset by the Group from a Connected Person, which will constitute a connected transaction for the Company under Chapter 14A of the Listing Rules.

The value of the right-of-use asset to be recognized by the Company under the Tenancy Agreement is estimated to be approximately HK$10.1 million, being the present value of the aggregate lease payments in accordance with HKFRS 16. The discount rate of approximately 3.46% is applied to compute the present value of aggregate lease payments under the Tenancy Agreement.

As one or more of the applicable percentage ratios in respect of the estimated value of the right-of-use asset to be recognised by the Group under the Tenancy Agreement are more than 0.1% but less than 5%, the entering into of the Tenancy Agreement is only subject to the announcement and annual reporting requirements under Rules 14A.35 and 14A.49 of the Listing Rules and is exempt from the circular and independent shareholders' approval requirements under the Listing Rules.

DEFINITIONS

"2024 Announcement"	means the announcement of the Company published on 14 March 2024 in relation to the 2024 Tenancy Agreement
"2024 Tenancy Agreement"	means the previous tenancy agreement entered into between the Company (as tenant) and Alba Securities (as landlord) on 14 March 2024 in respect of the Property
"Alba Securities"	means Alba Securities & Investment Company Limited, a company incorporated under the laws of Hong Kong
"Company"	means Liu Chong Hing Investment Limited, a company incorporated in Hong Kong, the shares of which are listed on the Stock Exchange
"Connected Person(s)"	has the meaning ascribed to it under the Listing Rules
"Directors"	means the directors of the Company
"Group"	means the Company and its subsidiaries
"HK$"	means Hong Kong dollars, the lawful currency of Hong Kong
"Independent Third Party"	means a third party which, together with its beneficial owner(s) (if any) and to the best of the Directors' knowledge, information and belief after having made all reasonable enquiries, is independent of the Company and its Connected Persons
"Listing Rules"	means The Rules Governing the Listing of Securities on the Stock Exchange
"Percentage Ratios"	shall have the meaning as ascribed to it under Chapter 14 of the Listing Rules

''Property''	means the premises situated at House 1, No. 43 Island Road, Hong Kong
''Stock Exchange''	means The Stock Exchange of Hong Kong Limited
''Tenancy Agreement''	means the tenancy agreement entered into between the Company (as tenant) and Alba Securities (as landlord) on 17 March 2026 in respect of the Property

By Order of the Board
Liu Chong Hing Investment Limited
Liu Lit Chi
Chairman and Chief Executive Officer

Hong Kong, 17 March 2026

As at the date of this announcement, the Board of Directors of the Company comprises Executive Directors: Mr. Liu Lit Chi (Chairman and Chief Executive Officer), Mr. Liu Kam Fai, Winston (Vice Chairman), Mr. Lee Wai Hung, Mr. Liu Kwun Bo Darryl, Liu Chak Hung Adrian and Liu Kwun Hung Tiger; and Non-executive Director: Mr. Kho Eng Tjoan Christopher; and Independent Non-executive Directors: Dr. The Hon. Cheng Mo Chi Moses, Mr. Au Kam Yuen Arthur, Dr. Ma Hung Ming John, Mr. Cheng Yuk Wo, Mr. Tong Tsun Sum Eric and Ms. Ngan Suk Fun Mariana.