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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 RIGHT TO USE AGREEMENT

The Board announces that on 30 April 2026, Chun Ieng, a wholly-owned subsidiary of the Company, as retailer, entered into the Agreement which, if countersigned by the Owner, the Owner agrees to grant to Chun Ieng the right to use the Property for a term of 3 years with effect from 1 January 2027 to 31 December 2029.

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

Pursuant to HKFRS16, the Company shall recognise the acquisition of the right to use the Property as an acquisition of right-of-use asset. As one of the applicable percentage ratios in respect of the transactions contemplated under the Agreement is more than 5% but all are below 25%, the entering into of the 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 30 April 2026, Chun Ieng, a wholly-owned subsidiary of the Company, as retailer, entered into the Agreement which, if countersigned by the Owner, the Owner agrees to grant to Chun Ieng the right to use the Property subject to the terms and conditions set out in the Agreement.

* *For identification purpose only*

THE AGREEMENT

The principal terms of the Agreement are as follows:

Parties:	(1) The Owner, as the lessor of the Property; and (2) Chun Ieng, a wholly-owned subsidiary of the Company, as the retailer.
Property:	Shop No. 2522 at Level 3, Shoppes at Venetian, The Venetian Macao, Macau.
Term:	For a period of 3 years with effect from 1 January 2027 up to 31 December 2029 (both dates inclusive).
Gross floor area:	Approximately 1,297 square feet.
Use of Property:	The Property shall not be used for any purpose other than as a food court stall specialising in ramen, sizzling steak and related Japanese cuisine.
Rental:	Chun Ieng is required to pay to the Owner (i) a monthly base fee ("**Base Fee**"), payable on the first day of each month, plus (ii) an annual turnover fee ("**Turnover Fee**"), payable on or before 1 March in each year. The monthly Base Fee for the first year, second year and third year is HK$609,590, HK$622,560 and HK$635,530 respectively. The Turnover Fee shall be the amount by which 18% of the annual turnover received from all business carried on in the Property exceeds the total Base Fee payable for that year.
Other payments:	Chun Ieng is required to pay to the Owner (i) management fee and other levies of approximately HK$112,748 per month, payable in advance on the first day of each month, which will be increased by 5% on 1 January in each year unless otherwise notified by the Owner; and (ii) costs of utilities that may be supplied to the Property, all of which are subject to review from time to time.
Deposit:	Chun Ieng is required to place with the Owner a security deposit of HK$1,906,590 by cash and HK$1,906,590 by way of an on demand bank guarantee on or before the date Chun Ieng signed the Agreement. If the Base Fee is increased, Chun Ieng is required to pay to the Owner additional security deposit proportional to the percentage of increase in Base Fee on the date the first payment of increased Base Fee is due. If the security deposit is applied under the Agreement, Chun Ieng shall in addition pay to the Owner a sum sufficient to replace the sum of security deposit so applied.

The rental payments and other costs payable under the Agreement are and will be settled in cash and satisfied by the Group's internal resources.

RIGHT-OF-USE ASSETS

Pursuant to HKFRS16, the Company shall recognise the acquisition of the right to use the Property under the Agreement as an acquisition of right-of-use asset as follows:

	Amount *HK$'000*
The Agreement	19,725

The above amount is calculated with reference to the present value of the aggregate rental payments to be made under the 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 AGREEMENT

The Group has been operating a food court counter at the Property since 2008 and the past performance has generally been satisfactory. In view of the increasing level of visitor arrivals to Macau, the Company plans to continue the operation of a food court counter at the Property. The Board is of the view that the operation at the Property would facilitate the Group to generate stable turnover and profit.

The fee terms under the Agreement were determined after arm's length negotiation between the parties to the Agreement with reference to the prevailing market rent of similar properties in the nearby area. The Directors considered that the terms of the 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, CHUN IENG AND THE OWNER

Information of the Company and Chun Ieng

The Company is principally engaged in the sales of food and catering, food souvenir and property investment business.

Chun Ieng is a company incorporated under the laws of Macau with limited liability and a wholly-owned subsidiary of the Company. Chun Ieng is principally engaged in operation of restaurants and food court counters.

Information of the Owner

The Owner is a company incorporated under the laws of Macau with limited liability and is primarily engaged in the operation of hotels, restaurants, shopping mall, and conference and convention in Macau. The ultimate beneficial owner of the Owner is Sands China Ltd., a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 1928).

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

LISTING RULES IMPLICATIONS

Pursuant to HKFRS16, the Company shall recognise the acquisition of the right to use the Property under the Agreement as an acquisition of right-of-use asset. As one of the applicable percentage ratios in respect of the transactions contemplated under the Agreement is more than 5% but all are below 25%, the entering into of the 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:

"Agreement"	the agreement for the grant of a right to use a shop signed by Chun Ieng and delivered to the Owner on 30 April 2026 for its signing
"Board"	the board of Directors of the Company
"Chun Ieng"	Restaurante Chun Ieng Limitada, a company incorporated under the laws of Macau with limited liability and a wholly-owned subsidiary of the Company, as the retailer under the Agreement
"Company"	Future Bright Holdings Limited, a company incorporated in Bermuda with limited liability, the shares of which are listed on the Stock Exchange (Stock Code: 703)
"Directors"	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"	Hong Kong Special Administrative Region of the People's Republic of China
"Independent Third Party(ies)"	third party(ies) which is/are independent of the Company and its connected persons (as defined in the Listing Rules)
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Macau"	Macau Special Administrative Region of the People's Republic of China
"Owner"	Venetian Cotai Limited, a company incorporated under the laws of Macau with limited liability and as the owner under the Agreement
"Property"	Shop No. 2522 at Level 3, Shoppes at Venetian, The Venetian Macao, Macau
"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, 30 April 2026

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.