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ESPRIT HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

STOCK CODE: 00330

CONNECTED TRANSACTION IN RELATION TO TENANCY AGREEMENT

The Board announces that on 9 June 2026, Pagasus Group Limited (a wholly-owned subsidiary of the Company) entered into the Tenancy Agreement as the tenant with Filen Limited (the landlord) in respect of the tenancy of the Premises.

LISTING RULES IMPLICATIONS

In accordance with IFRS 16 "Leases", the Company will recognise the right-of-use asset on its consolidated statement of financial position in connection with the tenancy of the Premises under the Tenancy Agreement. Accordingly, the transaction under the Tenancy Agreement will be regarded as an acquisition of asset by the Group for the purpose of the Listing Rules.

As at the date of this announcement, the Substantial Shareholder indirectly holds 82.19% equity interests in Filen Limited. Therefore, Filen Limited is an associate of the Substantial Shareholder and therefore a connected person of the Company. Accordingly, the entering into the Tenancy Agreement by Pagasus Group Limited constitutes a connected transaction under Chapter 14A of the Listing Rules.

Given that certain applicable percentage ratios in respect of the value of the right-of-use asset recognised by the Group under the Tenancy Agreement are more than 0.1% but all applicable percentage ratios are less than 5%, the transaction under the Tenancy Agreement is subject to the reporting and announcement requirements but is exempted from the circular (including independent financial advice) and shareholders' approval requirements under Chapter 14A of the Listing Rules.

INTRODUCTION

The Board announces that on 9 June 2026, Pagasus Group Limited (a wholly owned subsidiary of the Company) entered into the Tenancy Agreement as the tenant with Filen Limited (the landlord) in respect of the tenancy of the Premises.

THE TENANCY AGREEMENT

The principal terms of the Tenancy Agreement are as follows:

Date	:	9 June 2026
Parties	:	(1) Pagasus Group Limited, as the tenant; and (2) Filen Limited, as the landlord
Premises	:	the Premises
Lease term	:	One (1) year commencing from 1 July 2026 and expiring on 30 June 2027 (both days inclusive)
Size of the Premises	:	Gross floor area: 10,963 square feet
Rent	:	HK$296,001.00 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. The rent was determined after taking into account (i) prevailing market conditions and the prevailing market rent for similar properties in the vicinity of the Premises; and (ii) conditions of the Premises, including the location of the Premises as well as the facilities and management services associated with the Premises. The rent payable will be financed by the internal resources of the Group.
Deposit	:	HK$592,002.00, equivalent to two (2) months' rent
Usage	:	Office

RIGHT-OF-USE ASSET

The value of the right-of-use asset recognised by the Group under the Tenancy Agreement amounted to approximately HK$3.4 million, which is the present value of total rent payable for the entire term of the Tenancy Agreement in accordance with IFRS 16 "Leases".

INFORMATION ON THE PARTIES

The Group and Pagasus Group Limited

The Group principally engages in an asset-light, licensing-centric business under its own internationally renowned Esprit brand name.

Pagasus Group Limited is a wholly-owned subsidiary of the Company and principally engages in the provision of the services to the Group.

Filen Limited

Filen Limited is an investment holding company that principally engaged in holding and leasing of investment properties. As at the date of this announcement, the Substantial Shareholder indirectly holds 82.19% equity interests in Filen Limited.

REASONS FOR AND BENEFITS OF ENTERING INTO THE TENANCY AGREEMENT

As all the existing tenancy agreements are due to expire on 30 June 2026, the Group has entered into the Tenancy Agreement for use as its office premises.

The terms of the Tenancy Agreement were arrived at after arm's length negotiations between the parties to the Tenancy Agreement. The monthly rent for the Tenancy Agreement represents a discount of 3.6% to the prevailing market rent of the premises of HK$307,000 as assessed by an independent valuer. Benefits of entering into the Tenancy Agreement include lower rental cost on a per square foot basis, the convenience of the Premises as the building is adjacent to the MTR station and the renovations and facilities previously provided within the Premises remain immediately available for the Group's re-occupancy. Furthermore, the term of one (1) year provides the Company with considerable flexibility to assess and adjust its space requirements as needed.

The Directors (including the independent non-executive Directors) are of the view that the terms of the Tenancy Agreement are fair and reasonable, and the Tenancy Agreement has been entered into on normal commercial terms and in the ordinary and usual course of business of the Group. Therefore, the Tenancy Agreement are in

the best interest of the Group and its Shareholders as a whole. None of the Directors has a material interest in the transaction contemplated under the Tenancy Agreement nor is required to abstain from voting on the resolution to approve the transaction contemplated under the Tenancy Agreement.

LISTING RULES IMPLICATIONS

In accordance with IFRS 16 "Leases", the Company will recognise the right-of-use asset on its consolidated statement of financial position in connection with the tenancy of the Premises under the Tenancy Agreement. Accordingly, the transaction under the Tenancy Agreement will be regarded as an acquisition of asset by the Group for the purpose of the Listing Rules.

As at the date of this announcement, the Substantial Shareholder indirectly holds 82.19% equity interests in Filen Limited. Therefore, Filen Limited is an associate of the Substantial Shareholder and therefore a connected person of the Company. Accordingly, the entering into the Tenancy Agreement by Pagasus Group Limited constitutes a connected transaction of the Company under Chapter 14A of the Listing Rules.

Given that certain applicable percentage ratios in respect of the value of the right-of-use asset recognised by the Group under the Tenancy Agreement are more than 0.1% but all applicable percentage ratios are less than 5%, the transaction under the Tenancy Agreement is subject to the reporting and announcement requirements but is exempted from the circular (including independent financial advice) and shareholders' approval requirements under Chapter 14A of the Listing Rules.

DEFINITIONS

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

"Board"	the board of Directors
"Company"	Esprit Holdings Limited (Stock Code: 00330), a company incorporated in Bermuda with limited liability, whose shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company

"Filen Limited"	Filen Limited, a company incorporated in Hong Kong with limited liability
"Group"	the Company and its subsidiaries
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"IFRS"	International Financial Reporting Standards
"Listing Rules"	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
"Pagasus Group Limited"	Pagasus Group Limited, a company incorporated in Hong Kong with limited liability and a wholly-owned subsidiary of the Company
"Premises"	the whole floor of 13th Floor of China United Centre, No. 28 Marble Road, North Point, Hong Kong with gross area of approximately 10,963 square feet
"Share(s)"	ordinary share(s) of the Company
"Shareholder(s)"	holder(s) of the Share(s)
"Substantial Shareholder"	Ms. LO Ki Yan Karen, a substantial shareholder of the Company as at the date of this announcement
"Tenancy Agreement"	the tenancy agreement dated 9 June 2026 entered into between Pagasus Group Limited as the tenant and Filen Limited as the landlord in respect of the Premises
"%"	per cent.

By order of the Board
Esprit Holdings Limited
WRIGHT Bradley Stephen
Acting Chairman

Hong Kong, 9 June 2026

Dates stated in this announcement refer to Hong Kong time unless otherwise specified.

As at the date of this announcement, the Board comprises the following directors:

Executive Directors:
Mr. WRIGHT Bradley Stephen
Ms. LI Hui
Ms. LIU Jianyi

Independent Non-executive Directors:
Ms. LIU Hang-so
Ms. LIU Tsui Fong
Mr. LO Kin Ching Joseph
Mr. YU Chung Leung