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LAI SUN GARMENT

Lai Sun Garment (International) Limited
(Incorporated in Hong Kong with limited liability)
(Stock Code: 191)



LAI SUN DEVELOPMENT

Lai Sun Development Company Limited
(Incorporated in Hong Kong with limited liability)
(Stock Code: 488)



eSun Holdings Limited

(Incorporated in Bermuda with limited liability)
(Stock Code: 571)



LAI FUNG HOLDINGS

Lai Fung Holdings Limited
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 1125)

SUPPLEMENTAL JOINT ANNOUNCEMENT CONTINUING CONNECTED TRANSACTIONS 2026 COMMERCIAL LETTING FRAMEWORK AGREEMENT

Reference is made to the joint announcement of Lai Sun Garment (International) Limited, Lai Sun Development Company Limited, eSun Holdings Limited and Lai Fung Holdings Limited dated 7 July 2026 (the “**Announcement**”) in relation to the continuing connected transactions contemplated under the 2026 Commercial Letting Framework Agreement. Unless otherwise defined, capitalised terms used in this joint announcement shall have the same meanings as those defined in the Announcement.

This joint announcement is to provide further information on the historical amounts of transactions under the 2023 Commercial Letting Framework Agreement and the basis of the Caps.

HISTORICAL AMOUNTS UNDER THE 2023 COMMERCIAL LETTING FRAMEWORK AGREEMENT

The actual transaction amounts for the financial years ended 31 July 2024 and 31 July 2025, the projected transaction amounts for the financial year ending 31 July 2026, and the corresponding annual caps for the respective financial years under the 2023 Commercial Letting Framework Agreement for each of the Lai Sun Listcos are as follows:

As Lessee

Right-of-use asset recognised from fixed rental payments

Lessee Listcos	Financial year ended 31 July 2024		Financial year ended 31 July 2025		Financial year ending 31 July 2026	
	Actual transaction amount	Cap	Actual transaction amount	Cap	Projected transaction amount	Cap
	(Approximate) <i>HK\$ million</i>		(Approximate) <i>HK\$ million</i>		(Approximate) <i>HK\$ million</i>	
LSG	4.5	22.0	0.5	29.0	3.2	35.0
LSD	4.1	16.0	0.2	15.0	3.0	14.0
eSun	4.5	7.0	8.3	12.0	8.4	16.0
Lai Fung	3.0	6.0	0.5	6.0	2.6	7.0

Licensing fees and fees other than fixed rental payments

Lessee Listcos	Financial year ended 31 July 2024		Financial year ended 31 July 2025		Financial year ending 31 July 2026	
	Actual transaction amount	Cap	Actual transaction amount	Cap	Projected transaction amount	Cap
	(Approximate) <i>HK\$ million</i>		(Approximate) <i>HK\$ million</i>		(Approximate) <i>HK\$ million</i>	
LSG	3.5	10.0	1.3	10.0	1.4	11.0
LSD	0.5	5.0	0.9	5.0	0.7	5.0
eSun	1.2	3.0 ^(Note)	2.99	3.0 ^(Note)	2.0	3.0 ^(Note)
Lai Fung	0.5	1.0	0.5	1.0	0.5	1.0

As Lessor

Rental, licensing fees and/or other fees receivable

Lessor Listcos	Financial year ended 31 July 2024		Financial year ended 31 July 2025		Financial year ending 31 July 2026	
	Actual transaction amount	Cap	Actual transaction amount	Cap	Projected transaction amount	Cap
	(Approximate) <i>HK\$ million</i>		(Approximate) <i>HK\$ million</i>		(Approximate) <i>HK\$ million</i>	
LSG	15.3	25.0	6.2	26.0	5.4	29.0
LSD	13.6	22.0	3.1	23.0	3.1	26.0
Lai Fung	0.8	7.0	0.8	7.0	0.8	7.0

Note:

As disclosed in eSun's announcement dated 30 April 2024, in view of the eSun Group's relocation of its major office of the media and entertainment businesses to the premises held by the LSD Group, the annual cap amount for licensing fees and fees other than fixed rental payments for each of the financial years ended/ending 31 July 2024, 2025 and 2026 were revised from HK\$1.0 million to HK\$3.0 million, after taking into account the expected increase in lease-related payments (including property management fees).

ANNUAL CAPS

The basis in determining the Caps for the Lessee Listcos and the Lessor Listcos under the 2026 Commercial Letting Framework Agreement has been disclosed in the Announcement. In particular, such Caps have been determined by reference to the estimated transaction amounts during the Term having taken into account the expected number of premises that are the subject of Transactions.

The Lai Sun Listcos (and their respective subsidiaries) may from time to time enter into new agreements for the letting and/or licensing of premises during the Term, provided that such agreements are in accordance with the terms of the 2026 Commercial Letting Framework Agreement and the applicable Caps are not exceeded. As at the date hereof, the expected number of premises are as follows:

As Lessee

Lessee Listcos	Financial years ending
	31 July 2027, 31 July 2028 and 31 July 2029
	<i>Expected number of premises</i>
LSG	27
LSD	10
eSun	14
Lai Fung	4

As Lessor

Lessor Listcos	Financial years ending
	31 July 2027, 31 July 2028 and 31 July 2029
	<i>Expected number of premises</i>
LSG	29
LSD	26
Lai Fung	6

By order of the Board
Lai Sun Garment (International) Limited
Lam Kin Ngok, Peter
Chairman

By order of the Board
Lai Sun Development Company Limited
Lam Kin Ngok, Peter
Chairman

By order of the Board
eSun Holdings Limited
Low Chee Keong
Chairman

By order of the Board
Lai Fung Holdings Limited
Lam Kin Ngok, Peter
Chairman

Hong Kong, 20 July 2026

As at the date of this joint announcement:

- (a) the Board of LSG comprises six executive directors, namely Dr. Lam Kin Ngok, Peter (Chairman), Mr. Yang Yiu Chong, Ronald Jeffrey, Mr. Cheung Sum, Sam (Group Chief Financial Officer), Madam U Po Chu, Mr. Lam Kin Hong, Matthew and Mr. Lam Hau Yin, Lester (also alternate to Madam U Po Chu); and four independent non-executive directors, namely Messrs. Leung Shu Yin, William, Lam Bing Kwan, Chow Bing Chiu and Ng Chi Ho, Dennis;*
- (b) the Board of LSD comprises four executive directors, namely Dr. Lam Kin Ngok, Peter (Chairman), Mr. Cheung Sum, Sam (Group Chief Financial Officer), Mr. Lam Hau Yin, Lester (also alternate to Madam U Po Chu) and Mr. Lee Tze Yan, Ernest; one non-executive director, namely Madam U Po Chu; and four independent non-executive directors, namely Messrs. Lam Bing Kwan, Leung Shu Yin, William, Ip Shu Kwan, Stephen and Luk Hon Man;*
- (c) the Board of eSun comprises three executive directors, namely Messrs. Yang Yiu Chong, Ronald Jeffrey (Chief Executive Officer), Cheung Sum, Sam (Group Chief Financial Officer) and Lam Hau Yin, Lester (also alternate to Madam U Po Chu); one non-executive director, namely Madam U Po Chu; and five independent non-executive directors, namely Messrs. Low Chee Keong (Chairman), Lo Kwok Kwei, David, Poon Kwok Hing, Albert and Alfred Donald Yap and Dr. Ng Lai Man, Carmen; and*
- (d) the Board of Lai Fung comprises seven executive directors, namely Dr. Lam Kin Ngok, Peter (Chairman), Mr. Lam Kin Hong, Matthew (Executive Deputy Chairman), Mr. Lam Hau Yin, Lester (Chief Executive Officer) (also alternate to Madam U Po Chu), Madam U Po Chu and Messrs. Cheng Shin How, Lee Tze Yan, Ernest and Cheung Sum, Sam (Group Chief Financial Officer); and six independent non-executive directors, namely Messrs. Lam Bing Kwan, Ku Moon Lun, Law Kin Ho, Mak Wing Sum, Alvin, Shek Lai Him, Abraham and Au Hoi Fung.*