

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.



3DG HOLDINGS (INTERNATIONAL) LIMITED

金至尊集團 (國際) 有限公司

(Incorporated in Bermuda with limited liability)

(Stock code: 2882)

**DISCLOSEABLE TRANSACTION
RENEWAL OF TENANCY AGREEMENT**

RENEWAL OF TENANCY AGREEMENT

The Board announces that on 29 July 2026, 3D-Gold as Tenant agreed and finalised the Renewal Terms with the Landlord for the renewal of the Tenancy Agreement in respect of the lease of the Premises for a term of 3 years commencing from 1 August 2026 to 31 July 2029 (both days inclusive).

IMPLICATIONS UNDER THE LISTING RULES

In accordance with HKFRS 16 “Leases”, the lease under the Renewal Terms will require the Group to recognise the value of the right-of-use asset on its consolidated statement of financial position, thus the lease under the Renewal Terms will be regarded as an acquisition of asset by the Group under the Listing Rules.

As one or more of the applicable percentage ratios (as defined in the Listing Rules) in respect of the value of the right-of-use of the Premises under the Renewal Terms exceeds 5% but are less than 25%, the transaction contemplated thereunder constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements but exempt from Shareholders’ approval requirements under Chapter 14 of the Listing Rules.

The Board announces that on 29 July 2026, 3D-Gold as Tenant agreed and finalised the Renewal Terms with the Landlord for the renewal of the Tenancy Agreement in respect of the lease of the Premises for a term of 3 years commencing 1 August 2026 to 31 July 2029 (both days inclusive).

THE RENEWAL TERMS

The principal terms of the Renewal Terms are summarised below:

Landlord	:	Yan Yan Motors Limited
Tenant	:	3D-GOLD Jewellery (HK) Limited
Premises	:	Shop 2 on Ground Floor of Fee Tat Commercial Centre, No. 613 Nathan Road, Kowloon, Hong Kong, together with the exclusive right to use the Light Box
Term	:	1 August 2026 to 31 July 2029 (both days inclusive)
Usage	:	For retail sale and display of gold and precious metal ornaments, precious stones, jewellery and related accessories under the trade name of “3DG-Jewellery”
Rent	:	The monthly rent payable shall consist of (i) rent for Shop 2 at HK\$250,000 (exclusive of rates, management fee and all the Tenant’s expenses and outgoings of a non-capital or recurring nature) and (ii) rent for the Light Box at HK\$2,500

The aggregate amount of the rent covering the whole lease term under the Renewal Terms is approximately HK\$8.6 million

The rent shall be paid monthly in advance on or before the first day of each calendar month

Rent-free Period : 2 months, being August 2026 and August 2028

Deposit : Approximately HK\$0.8 million (being three months' rent and three months' management fee and three months' rates)

The value (unaudited) of the right-of-use asset to be recognised by the Group under the Renewal Terms amounted to approximately HK\$8.5 million, which is the present value of the total consideration payable at the inception of the term under the Renewal Terms in accordance with HKFRS 16. Discount rate of 3% is applied to compute the present value of the above total consideration payable under the Renewal Terms.

A formal tenancy agreement in accordance with the Renewal Terms will be signed and executed by and between the Tenant and the Landlord on or before commencement of the lease term under the Renewal Terms.

INFORMATION OF THE PARTIES

The Company is an investment holding company. The Group is principally engaged in the retailing, wholesaling and franchising operations for gold, platinum and jewellery products in Hong Kong and Chinese Mainland.

3D-Gold is an indirect non-wholly owned subsidiary of the Company and is principally engaged in retailing of gold, platinum and jewellery products in Hong Kong.

The Landlord is a company incorporated in Hong Kong with limited liability principally engaged in the operation of public light bus routes in Hong Kong.

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

REASONS AND BENEFITS OF THE RENEWAL OF THE TENANCY AGREEMENT

The renewal of the Tenancy Agreement will enable the Group to secure its stable operation at the Premises without incurring additional costs and expenses in identifying, renovating and relocating to other stores and ensure that there will be no disruption to the operations, business and growth of the Group.

The Renewal Terms were determined after arm's length negotiation between the Landlord and the Tenant, and the rent was determined with reference to the open market rental of properties of comparable size, location, facilities and usage. The Directors considered that the Renewal Terms are fair and reasonable and the transaction contemplated thereunder is on normal commercial terms, in the ordinary and usual course of business of the Group and in the interests of the Company and the Shareholders as a whole.

IMPLICATIONS UNDER THE LISTING RULES

In accordance with HKFRS 16 "Leases", the lease under the Renewal Terms will require the Group to recognise the value of the right-of-use asset on its consolidated statement of financial position, thus the lease under the Renewal Terms will be regarded as an acquisition of asset by the Group under the Listing Rules.

As one or more of the applicable percentage ratios (as defined in the Listing Rules) in respect of the value of the right-of-use of the Premises under the Renewal Terms exceeds 5% but are less than 25%, the transaction contemplated thereunder constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements but exempt from Shareholders' approval requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

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

“Board”	the board of Directors
“Chinese Mainland”	People’s Republic of China
“Company”	3DG Holdings (International) Limited (金至尊集團(國際)有限公司), an exempted company incorporated in Bermuda with limited liability, the shares of which are listed on the Main Board of the Stock Exchange
“Directors”	directors 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 Parties”	third parties independent of and not connected with the Company and its connected persons (as defined in the Listing Rules)
“Landlord”	Yan Yan Motors Limited, a company incorporated in Hong Kong with limited liability
“Light Box”	the light box in such size and position as is shown etched in red on the photo attached to the Tenancy Agreement, forming part of the Premises
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange

“Premises”	Shop 2 on Ground Floor of Fee Tat Commercial Centre, No. 613 Nathan Road, Kowloon, Hong Kong, together with the exclusive right to use the Light Box
“Renewal Terms”	the terms for the renewal of the Tenancy Agreement in respect of the lease of the Premises agreed and finalised by and between the Landlord and the Tenant
“Shareholder(s)”	holder(s) of the ordinary shares of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Tenancy Agreement”	the existing tenancy agreement entered into by and between 3D-Gold and the Landlord in respect of the lease of the Premises, which will expire on 31 July 2026
“Tenant” or “3D-Gold”	3D-GOLD Jewellery (HK) Limited, a company incorporated in Hong Kong with limited liability, an indirect non-wholly owned subsidiary of the Company
“%”	per cent

By order of the Board
3DG Holdings (International) Limited
WONG Ho Lung, Danny
Chairman & Chief Executive Officer

Hong Kong, 29 July 2026

As at the date of this announcement, the Board comprises Mr. WONG Ho Lung, Danny (Chairman and Chief Executive Officer), Ms. CHEUNG Irene (Chief Operating Officer), Ms. WONG Hau Yeung and Dr. CHAN So Kuen as Executive Directors; Ms. YEUNG Po Ling, Pauline as the Non-executive Director and Mr. SZE Yeung Kuen, Mr. CHAN Raymond, Dr. LAM Ki Wai, Lianne and Dr. CHOW Kwoon Ho, Simon as the Independent Non-executive Directors.