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LEADWAY TECH

高維科技

Leadway Technology Investment Group Limited
高維科技投資集團有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 2086)

**DISCLOSEABLE TRANSACTION UNDER
THE LEASE AGREEMENT**

LEASE AGREEMENT

The Board hereby announces that, in view of the imminent expiry of the existing office lease agreement, on 7 August 2026, Advanced Card (as Lessee) and the Lessor entered into the Lease Agreement in respect of the Leased Properties located in Hong Kong, for an initial lease term from 8 August 2026 to 7 August 2029 (both days inclusive). The rent shall be total approximately HK\$171,200 per month.

LISTING RULES IMPLICATIONS

In accordance with IFRS 16 “Leases”, the Group will recognise the value of right-of-use assets in its consolidated statement of financial position for Leased Properties under the Lease Agreement. The Lease will therefore be regarded as an acquisition of assets, which will constitute a transaction under Chapter 14 of the Listing Rules. The value of the right-of-use asset to be recognised by the Group in respect of the Lease is approximately HK\$5,247,000, calculated with reference to the present value of the aggregate lease payments to be made under the Lease Agreement in accordance with IFRS 16.

As one or more of the applicable percentage ratios (as defined under the Listing Rules) in respect of the value of the right-of-use asset to be recognised by the Group in accordance with IFRS 16 “Leases” in relation to the transaction contemplated thereunder exceed 5% but are less than 25%, the entering into of the Lease Agreement and the transaction contemplated thereunder constitute a discloseable transaction of the Company and are subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

To the best of the knowledge, information and belief of the Directors and having made all reasonable enquiries, the counterparty to the Lease Agreement is an independent third party of the Company, and accordingly the Lease does not constitute a connected transaction of the Company under Chapter 14A of the Listing Rules.

The Board hereby announces that, in view of the imminent expiry of the existing office lease agreement, on 7 August 2026, Advanced Card (as Lessee) and the Lessor entered into the Lease Agreement in respect of the Leased Properties located in Hong Kong, for an initial lease term from 8 August 2026 to 7 August 2029 (both days inclusive). The rent shall be total approximately HK\$171,200 per month.

LEASE AGREEMENT

The principal terms of the Lease Agreement are as follows:

Date: 7 August 2026

Parties: (a) Pioneer Crest Limited (the Lessor); and
(b) Advanced Card (the Lessee)

To the best of the knowledge, information and belief of the Directors and having made all reasonable enquiries, as at the date of this announcement, the Lessor and its ultimate beneficial owner are independent third parties who are not connected with the Company or any of its connected persons (as defined under the Listing Rules).

Term: From 8 August 2026 to 7 August 2029 (both days inclusive)

Leased Properties: Unit No. 4107–4110 and of 41/F of Manhattan Place (“**the Building**”), 23 Wang Tai Road, Kowloon Bay, Kowloon which for the purpose of office only and for no other purposes

Usage: The Leased Properties shall be used for office purposes only

Rent: Total approximately HK\$171,200 per month, exclusive of property management fees and other outgoings. The rent payment will be funded by the Group’s internal resources.

Other fees: (a) Property management fees

- (b) Parking fees, secondary renovation management fees, waste removal fees, renovation deposits, fire construction water charges, overtime air-conditioning charges and other fees, which shall be subject to the charging standards provided by the property management company.

Deposit:

The sum of up to three months' standard rent and up to three months' property management fees after the preferential period during the lease term. In the event that the deposit paid by the Lessee becomes insufficient as a result of any change in the standard rent or property management fees during the lease term, the Lessee shall make up the shortfall in the deposit amount in accordance with the Lease Agreement.

Condition Precedent:

The Company is required to complete all of its internal decision-making procedures and information disclosure obligations in respect of the Lease Agreement.

REASONS FOR AND BENEFITS OF THE LEASE

The premises under the Leases have been occupied by the Group as its office. Having considered the rentals of comparable offices in the nearby location, and there location costs which the Group may incur if it moves out of the premises under the Leases, the Directors (including the independent non-executive Directors) consider that it is desirable and in the interests of the Company and its shareholders as a whole to continue using the premises under the Leases as corporate headquarters and offices as it allows the Group to maintain stable operations in its ordinary and usual course of business.

The terms of the Lease Agreement were arrived at after arm's length negotiations between the parties. The Directors (including the independent non-executive Directors) have confirmed that the terms of the Lease Agreement and the transaction contemplated thereunder are on normal commercial terms, are fair and reasonable, and are in the interests of the Company and the Shareholders as a whole. No Director is required to abstain from voting on the Board resolution approving the transaction.

INFORMATION ON THE PARTIES

The Company and Advanced Card

The Company is a company incorporated in the Cayman Islands with limited liability and the issued shares of which are listed on the Main Board of the Stock Exchange (stock code: 2086). The Group primarily focuses on information technology hardware, financial technology, and smart city infrastructure.

Advanced Card is a company incorporated in Hong Kong with limited liability and a wholly-owned subsidiary of the Company.

Pioneer Crest Limited

Pioneer Crest Limited is a limited liability company incorporated under the laws of Hong Kong on 4 August 2000. The principal activities of the Landlord and its subsidiaries are property investment. Based on the information provided by Landlord and to the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, the ultimate beneficial owner of the Landlord is Manhattan Realty Limited.

Manhattan Development Limited is a limited liability company incorporated under the laws of Hong Kong on 18 April 1996. The principal activities of the Agent and its subsidiaries are property development and investment. Based on the information provided by Agent and to the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, the ultimate beneficial owner of the Agent is Manhattan Realty Limited.

The Landlord and the Agent are beneficially owned by Manhattan Realty Limited. To the best of the Directors' knowledge, information, and belief, having made all reasonable enquiries, the ultimate beneficial owner of Manhattan Realty Limited is Mr. Tien Pei Chun, James, an Independent Third Party.

LISTING RULES IMPLICATIONS

In accordance with IFRS 16 "Leases", the Group will recognise the value of right-of-use assets in its consolidated statement of financial position for the Leased Properties under the Lease Agreement. The Lease will therefore be regarded as an acquisition of assets, which will constitute a transaction under Chapter 14 of the Listing Rules. The value of the right-of-use asset to be recognised by the Group in respect of the Lease is approximately HK\$5,247,000, calculated with reference to the present value of the aggregated lease payments to be made under the Lease Agreement in accordance with IFRS 16.

As one or more of the applicable percentage ratios (as defined under the Listing Rules) in respect of the value of the right-of-use asset to be recognised by the Group in accordance with IFRS 16 “Leases” in relation to the transaction contemplated thereunder exceed 5% but are less than 25%, the entering into of the Lease Agreement and the transaction contemplated thereunder constitute a discloseable transaction of the Company and are subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

To the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, the counterparty to the Lease Agreement is an independent third party of the Company, and accordingly the Lease does not constitute a connected transaction of the Company under Chapter 14A of the Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms shall have the meanings set forth below:

“Advanced Card” or “Lessee”	Advanced Card Systems Limited is a company incorporated in Hong Kong with limited liability and a wholly-owned subsidiary of the Company
“Board”	the board of directors of the Company
“Company”	Leadway Technology Investment Group Limited, a company incorporated in the Cayman Islands with limited liability and the issued shares of which are listed on the Main Board of the Stock Exchange (stock code: 2086)
“Director(s)”	directors of the Company
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong Dollars
“Hong Kong”	the People’s Republic of China, Hong Kong Special Administrative Region
“IFRS”	the International Financial Reporting Standards issued by the International Accounting Standards Board
“Independent third party”	any person or company and their respective ultimate beneficial owner, to the best of the Directors’ knowledge, information and belief having made all reasonable enquiries, is not connected persons of the Company and is third party independent of the Company and its connected persons in accordance with the Listing Rules

“Lease”	the lease of the Leased Properties under the Lease Agreement
“Lease Agreement”	the lease agreement entered into between the Lessee and the Lessor on 7 August 2026 in respect of the Leased Properties
“Leased Properties”	Unit No. 4107–4110 and of 41/F of Manhattan Place (“ the Building ”), 23 Wang Tai Road, Kowloon Bay, Kowloon which for the purpose of office only and for no other purposes
“Lessor” or “Landlord”	Pioneer Crest Limited, a limited liability company incorporated under the laws of Hong Kong on 4 August 2000, which is an independent Third Party and the landlord of the Premises under the Renewal Offer Letter
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (as amended from time to time)
“MDL” or “Agent”	Manhattan Development Limited, a limited liability company incorporated Under the laws of Hong Kong on 18 April 1996, which is an Independent Third Party and agent of the Landlord of the Premises under the Renewal Offer Letter
“Shareholders”	shareholders of the Group
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent

By order of the Board
Leadway Technology Investment Group Limited.
Zhang Xueqin **Mai Qiqi**
Co-chairmen

Hong Kong, 7 August 2026

As at the date of this announcement, the Board comprises four executive directors, namely, Mr. Zhang Xueqin, Ms. Mai Qiqi, Mr. Chan Chun Leung and Ms. Xu Tingting, one non-executive director, namely Mr. Mai Ziye and four independent non-executive directors, namely Dr. Lin Tat Pang, Mr. Lai Chi Leung, Mr. Zhang Dingfang and Mr. Gu Tianlong.