i-CABLE COMMUNICATIONS LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock Code: 1097)

DISCLOSEABLE TRANSACTION IN RELATION TO TENANCY AGREEMENTS AND SUPPLEMENTAL TENANCY AGREEMENTS

Financial Adviser to the Company

OPTIMA CAPITAL

THE TENANCY AGREEMENTS

On 14 August 2026, i-CABLE HK Limited (a direct wholly-owned subsidiary of the Company), as the Tenant, and ACE ISLAND LIMITED, as the Landlord, entered into the Tenancy Agreements in respect of the lease of the 5/F, 7/F, 8/F and 10/F of KOHO for initial terms varying from about 2 years and 6 months to 2 years and 9 months, each expiring on 14 May 2029, with two consecutive options to renew, each for a term of 3 years.

THE SUPPLEMENTAL TENANCY AGREEMENTS

On 14 August 2026, the Tenant and the Landlord, entered into the Supplemental Tenancy Agreements to supplement the Existing Tenancy Agreements relating to the lease of 6/F and 12/F of KOHO. The Term of the Existing Tenancy Agreements for 6/F and 12/F of KOHO is for 3 years, expiring on 14 May 2029. Pursuant to the Supplemental Tenancy Agreements, the Tenant has been granted two consecutive options to renew the tenancy of each of the 6/F and 12/F of KOHO, for two further terms of 3 years each, upon the expiry of the Term under the relevant Existing Tenancy Agreements.

LISTING RULES IMPLICATIONS

In accordance with HKFRS 16 "Leases", the Group is required to recognise the value of the right-of-use assets in connection with the Tenancy Agreements, the Supplemental Tenancy Agreements and the respective transactions contemplated thereunder, which will be regarded as an acquisition of assets by the Group for the purposes of Chapter 14 of the Listing Rules.

As the highest applicable percentage ratio (as defined in the Listing Rules) in respect of the value of the right-of-use assets recognised by the Group in relation to the Tenancy Agreements together with the Supplemental Tenancy Agreements (when aggregated with the value of the right-of-use assets recognised in relation to the Existing Tenancy Agreements and the License Agreement), exceeds 5% but is less than 25%, the respective transactions contemplated under the Tenancy Agreements and the Supplemental Tenancy Agreements constitute a discloseable transaction of the Company and are subject to the announcement requirement under Chapter 14 of the Listing Rules.

BACKGROUND

The Company's headquarters have been situated at Cable TV Tower in Tsuen Wan since the early 1990s. In early 2026, having regard to the Group's evolving operational requirements, the Directors decided on the relocation of the Group's corporate headquarters, media production, broadcasting and supporting functions to KOHO in Kwun Tong, a revitalised Grade A commercial building equipped with modern infrastructure and facilities capable of supporting the Group's long-term operational and technological requirements, to support the Group's digital transformation and omni-media expansion. KOHO has a total of 13 floors (including the G/F).

To facilitate the relocation process and manage the transition efficiently, the Group and the Landlord entered into the Existing Tenancy Agreements in respect of the 6/F, 8/F and 12/F of KOHO, and the License Agreement for the exclusive use of the License Area on the roof. Pursuant to the Existing Tenancy Agreements, (i) the lease of 6/F and 12/F of KOHO and the license for the License Area are each for a term of 3 years commencing from 15 May 2026 and expiring on 14 May 2029; and (ii) the lease of 8/F of KOHO is for a term of 3 months commencing from 15 May 2026 and expiring on 14 August 2026. The relevant percentage ratios in respect of the value of the right-of-use assets recognised by the Group in relation to the Existing Tenancy Agreements and the License Agreement, when aggregated, were all less than 5% and therefore the respective transactions contemplated thereunder did not constitute a notifiable transaction of the Company.

As the details for relocation plan have been finalised, the Company has determined that a contiguous, long-term block of premises is desirable to meet the Group's operational needs and in serving as its headquarters for the coming years. Following the finalisation of the Group's space planning and operational requirements for its new headquarters, the Directors concluded that additional floor space within KOHO would be required to accommodate the Group's corporate, media production, broadcasting and supporting functions in an integrated manner. In this regard, the Group entered into (i) the Tenancy Agreements for 5/F, 7/F, 8/F and 10/F; and (ii) the Supplemental Tenancy Agreements for 6/F and 12/F of KOHO, the details of which are set out below in this announcement.

THE TENANCY AGREEMENTS

On 14 August 2026, i-CABLE HK Limited (a direct wholly-owned subsidiary of the Company), as the Tenant, and ACE ISLAND LIMITED, as the Landlord, entered into the Tenancy Agreements in respect of the lease of the 5/F, 7/F, 8/F and 10/F of KOHO for initial terms varying from about 2 years and 6 months to 2 years and 9 months, each expiring on 14 May 2029, with two consecutive options to renew, each for a term of 3 years.

Principal terms

Set out below is a summary of the principal terms of the Tenancy Agreements:

Date	:	14 August 2026
Parties	:	(i) i-CABLE HK Limited, as the Tenant; and (ii) ACE ISLAND LIMITED, as the Landlord.
Premises	:	5/F, 7/F, 8/F and 10/F of KOHO, Nos. 73–75 Hung To Road, Kwun Tong, Kowloon, Hong Kong, each floor having a gross floor area of approximately 16,151 square feet.
Term	:	*In respect of 5/F of KOHO* 2 years and 6 months commencing from 15 November 2026 and expiring on 14 May 2029 (both days inclusive). *In respect of 7/F of KOHO* 2 years, 6 months and 14 days commencing from 1 November 2026 and expiring on 14 May 2029 (both days inclusive). *In respect of 8/F of KOHO* 2 years and 9 months commencing from 15 August 2026 and expiring on 14 May 2029 (both days inclusive). *In respect of 10/F of KOHO* 2 years, 8 months and 14 days commencing from 1 September 2026 and expiring on 14 May 2029 (both days inclusive).

Option Terms	:	The Tenant shall have 2 consecutive options to renew the tenancy of each premises, each for a term of 3 years. The Tenant may exercise the renewal options by giving prior written notice to the Landlord in accordance with the terms of the relevant Tenancy Agreement. *First Option Term* A further term of 3 years commencing immediately upon the expiry of the Term of the relevant Tenancy Agreement, i.e. from 15 May 2029 to 14 May 2032. *Second Option Term* A further term of 3 years commencing immediately upon the expiry of the First Option Term, i.e. from 15 May 2032 to 14 May 2035.
Rent	:	*From the respective commencement date of each Tenancy Agreement up to and including 14 May 2028 (the "**First Period**") in the Term* Monthly Rent of approximately HK$270,000 for each of 5/F, 7/F, 8/F and 10/F of KOHO (being in aggregate approximately HK$1.08 million per month) is payable by the Tenant to the Landlord in advance on the first day of each and every calendar month during the First Period. *From 15 May 2028 and up to and including 14 May 2029 (the "**Second Period**") in the Term, and the First Option Term* Monthly Rent of approximately HK$283,000 for each of 5/F, 7/F, 8/F and 10/F of KOHO (being in aggregate approximately HK$1.13 million per month) is payable by the Tenant to the Landlord in advance on the first day of each and every calendar month during the Second Period and the First Option Term. *Second Option Term* Monthly Rent of up to approximately HK$304,000 for each of 5/F, 7/F, 8/F and 10/F of KOHO (being in aggregate approximately HK$1.22 million per month) is payable by the Tenant to the Landlord in advance on the first day of each and every calendar month during the Second Option Term. The aggregate Monthly Rent (after taking into account the rent-free periods) payable for the premises throughout the Term, the First Option Term and the Second Option Term under the Tenancy Agreements is approximately HK$107.09 million. Payment of rent will be funded with the Group's internal resources.

Rent free period : The Landlord has granted rent-free periods as an incentive for the relocation and fitting-out of the premises.

In respect of 5/F of KOHO

During the Term, a rent free period of 6 months comprising the periods (i) from 15 November 2026 to 14 January 2027; (ii) from 1 January 2028 to 29 February 2028; and (iii) from 15 March 2029 to 14 May 2029.

During the First Option Term, a rent free period of 8 months and 7 days and the specific period(s) of which will be determined by the parties in writing upon the exercise of the right to the Option Term by the Tenant.

In respect of 7/F of KOHO

During the Term, a rent free period of 6 months comprising the periods (i) from 1 November 2026 to 31 December 2026; (ii) from 1 January 2028 to 29 February 2028; and (iii) from 15 March 2029 to 14 May 2029.

During the First Option Term, a rent free period of 8 months and 7 days and the specific period(s) of which will be determined by the parties in writing upon the exercise of the right to the Option Term by the Tenant.

In respect of 8/F of KOHO

During the Term, a rent free period of 6 months and 17 days comprising the periods (i) from 15 August 2026 to 31 October 2026; (ii) from 1 January 2028 to 29 February 2028; and (iii) from 15 March 2029 to 14 May 2029.

During the First Option Term, a rent free period of 8 months and 7 days and the specific period(s) of which will be determined by the parties in writing upon the exercise of the right to the Option Term by the Tenant.

In respect of 10/F of KOHO

During the Term, a rent free period of 6 months and 15 days comprising the periods (i) from 1 September 2026 to 15 November 2026; (ii) from 1 January 2028 to 29 February 2028; and (iii) from 15 March 2029 to 14 May 2029.

		During the First Option Term, a rent free period of 8 months and 7 days and the specific period(s) of which will be determined by the parties in writing upon the exercise of the right to the Option Term by the Tenant.
Deposit	:	*In respect of 5/F of KOHO* An amount comprising (i) a tenancy deposit of approximately HK$903,000; and (ii) a fitting out deposit of HK$40,000. *In respect of 7/F, 8/F and 10/F of KOHO* An amount comprising (i) a tenancy deposit of approximately HK$906,000; and (ii) a fitting out deposit of HK$40,000.

THE SUPPLEMENTAL TENANCY AGREEMENTS

On 14 August 2026, the Tenant and the Landlord, entered into the Supplemental Tenancy Agreements to supplement the Existing Tenancy Agreements relating to the lease of 6/F and 12/F of KOHO. The Term of the Existing Tenancy Agreements for 6/F and 12/F of KOHO is for 3 years, expiring on 14 May 2029. Pursuant to the Supplemental Tenancy Agreements, the Tenant has been granted two consecutive options to renew the tenancy of each of the 6/F and 12/F of KOHO, for two further terms of 3 years each, upon the expiry of the Term under the relevant Existing Tenancy Agreements.

Principal terms

Set out below is a summary of the principal terms of the Supplemental Tenancy Agreements:

Date	:	14 August 2026
Parties	:	(i) i-CABLE HK Limited, as the Tenant; and (ii) ACE ISLAND LIMITED, as the Landlord.
Premises	:	6/F and 12/F of KOHO, Nos. 73–75 Hung To Road, Kwun Tong, Kowloon, Hong Kong, each floor having a gross floor area of approximately 16,151 square feet.
Option Terms	:	The Tenant shall have 2 consecutive options to renew the tenancy of each premises, each for a term of 3 years. The Tenant may exercise the renewal options by giving prior written notice to the Landlord in accordance with the terms of the relevant Supplemental Tenancy Agreement. *First Option Term* A further term of 3 years commencing immediately upon the expiry of the Term of the relevant Existing Tenancy Agreement, i.e. from 15 May 2029 to 14 May 2032.

		Second Option Term A further term of 3 years commencing immediately upon the expiry of the First Option Term, i.e. from 15 May 2032 to 14 May 2035.
Rent	:	*First Option Term* Monthly Rent of approximately HK$283,000 for each of 6/F and 12/F of KOHO (being in aggregate approximately HK$566,000 per month) is payable by the Tenant to the Landlord in advance on the first day of each and every calendar month during the First Option Term. *Second Option Term* Monthly Rent of up to approximately HK$304,000 for each of 6/F and 12/F of KOHO (being in aggregate approximately HK$608,000 per month) is payable by the Tenant to the Landlord in advance on the first day of each and every calendar month during the Second Option Term. The aggregate Monthly Rent (after taking into account the rent-free periods) payable for the premises throughout the First Option Term and the Second Option Term under the Supplemental Tenancy Agreements is approximately HK$38.76 million. Payment of rent will be funded with the Group's internal resources.
Rent free period	:	During the First Option Term, the Landlord shall grant to the Tenant a rent free period of 8 months and 7 days and the specific period(s) of which will be determined by the parties in writing upon the exercise of the right to the Option Term by the Tenant.

REASONS FOR AND BENEFITS OF THE TENANCY AGREEMENTS AND THE SUPPLEMENTAL TENANCY AGREEMENTS

Since the early 1990s, the Company has maintained its corporate headquarters at Cable TV Tower in Tsuen Wan, Hong Kong. In early 2026, having regard to the Group's evolving operational requirements and with a view to modernising its technical infrastructure and production capabilities, the Directors decided to relocate the Company's corporate headquarters, media production, broadcasting and supporting functions to newer premises with modern infrastructure. Following a market search, the Company selected KOHO in Kwun Tong, Hong Kong as the Group's new base of operations, having considered a number of factors, including its location, floor size, technical specifications, available infrastructure, suitability for broadcasting and media production operations, expansion capacity and prevailing market rental levels for comparable properties. Originally built as an industrial building in the 1980s, the development was successfully revitalised into a modern Grade A commercial building equipped with the robust infrastructure required for high-specification technical installations and renamed KOHO in 2014. KOHO has a total of 13 floors (including the G/F).

The Directors consider that the relocation presents a timely opportunity for the Group to upgrade its broadcasting studios, digital media data centres and administrative facilities. The relocation is also expected to improve operational efficiency by consolidating key corporate, production, broadcasting and supporting functions within the same premises, thereby enhancing collaboration and workflow coordination across the Group. The new headquarters will support the Group's ongoing business transformation and digital omni-media expansion, thereby facilitating the delivery of high-quality multimedia content.

To facilitate a seamless and structured relocation process, the Tenant and the Landlord entered into the Existing Tenancy Agreements for the 6/F, 8/F and 12/F of KOHO, alongside the License Agreement for exclusive use of the License Area, being a portion of the roof, to support the Group's operational infrastructure. To allow management sufficient time to finalise the internal layout, space planning, operational requirements and floor configurations for the new headquarters, the Group opted for a term of 3 years for the 6/F, 12/F and License Area from 15 May 2026 to 14 May 2029 (both dates inclusive) and a transitional term of 3 months for the 8/F from 15 May 2026 to 14 August 2026 (both dates inclusive). As the highest applicable percentage ratio (as defined in the Listing Rules) in respect of the aggregate value of the right-of-use of the premises under the Existing Tenancy Agreements and the License Agreement was less than 5%, the lease transactions under the Existing Tenancy Agreements and the License Agreement did not constitute a notifiable transaction for the Company at the relevant time.

As at the date of this announcement, the Company has commenced the phased relocation of its corporate headquarters and core media operations to the new premises at KOHO. Certain corporate and administrative functions are already operating out of the 8/F and 12/F, while renovation of the 6/F is in progress. Meanwhile, the Group's telecommunications operations are planned to remain in place at its current location. In this regard, the Company will continue leasing premises at Cable TV Tower.

Based on the finalised layout and operational plans for the new headquarters, the Group determined that additional floor space within KOHO and a contiguous, long-term block of space would be desirable to accommodate its corporate headquarters, media production, broadcasting and supporting functions in an integrated manner. Having considered (i) the Group's long-term operational requirements; (ii) the impending expiry of the lease of the 8/F on 14 August 2026; (iii) the investment required for relocation, renovation and fitting-out works; and (iv) the operational benefits of maintaining a consolidated headquarters, the Directors considered it in the best interests of the Company to enter into the Tenancy Agreements to secure the space needed for the new corporate headquarters, thereby ensuring an orderly relocation process with minimal disruption to business operations. Together with the 6/F and 12/F currently leased by the Group, for which the Group has entered into the Supplemental Tenancy Agreements for the options to extend their respective term, these additional floors will provide approximately six floors of premises within the same building and are expected to provide sufficient capacity to house the Group's corporate headquarters, media production, broadcasting and supporting functions in a unified, modern corporate campus. The Directors consider that such arrangement will support the Group's long-term operational requirements and provide greater flexibility for future business development. In respect of the exclusive license to use the License Area, having considered the Group's long-term lease of nearly half of the 13 floors of KOHO, the entirety of which is owned by the Landlord, the Group is confident to renew the License Agreement upon its expiry on 14 May 2029.

Having regard to the Group's headquarters relocation strategy, the investment expected to be incurred in renovation, fitting-out and technical installations, the operational benefits of maintaining a consolidated headquarters and media production campus at KOHO, and the Group's current business plans, the Directors believe that KOHO is capable of serving as the Group's principal operational base over the long term. Accordingly, barring unforeseen circumstances and subject to the Group's operational requirements at the relevant time, the Directors currently expect that the renewal options under the Tenancy Agreements and the Supplemental Tenancy Agreements will likely be exercised.

The terms of the Tenancy Agreements and the Supplemental Tenancy Agreements (including the Monthly Rent) were arrived at after arm's length negotiations between the Tenant and the Landlord, having considered the prevailing market rent for comparable properties in the vicinity, as well as the location, floor area and specifications of the premises. The Directors (including the independent non-executive Directors) consider that the Tenancy Agreements and the Supplemental Tenancy Agreements were entered into on normal commercial terms and in the ordinary and usual course of business of the Group. The Directors also consider that the terms of the Tenancy Agreements and the Supplemental Tenancy Agreements are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

INFORMATION OF THE PARTIES

The Tenant and the Group

The Tenant is a company incorporated in Hong Kong with limited liability, a direct wholly-owned subsidiary of the Company, and principally engaged in providing office administrative and business support to the Group.

The Company is a company incorporated in Hong Kong with limited liability, the issued shares of which are listed on the main board of the Stock Exchange (stock code: 1097). The Group is engaged in domestic free television programme service, advertising, television relay service, programme licensing, theatrical release, other media related business, broadband internet access services, portal operation, telephony services, network leasing, network construction, mobile service and mobile agency service as well as other telecommunications related businesses.

The Landlord

The Landlord is a company incorporated in Hong Kong with limited liability and is principally engaged in property investment. As at the date of this announcement, the Landlord is the sole owner of KOHO.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Landlord and its ultimate beneficial owner(s) are third parties independent of the Company and its connected persons.

LISTING RULES IMPLICATIONS

In accordance with HKFRS 16 "Leases", the Group is required to recognise the value of the right-of-use assets in connection with the Tenancy Agreements, the Supplemental Tenancy Agreements and the respective transactions contemplated thereunder, which will be regarded as an acquisition of assets by the Group for the purposes of Chapter 14 of the Listing Rules.

The right-of-use assets (including capitalised reinstatement costs) expected to be recognised by the Group in respect of (i) the Tenancy Agreements are approximately HK$63.48 million in aggregate; and (ii) the Supplemental Tenancy Agreements are approximately HK$19.35 million in aggregate. The right-of-use assets (including capitalised reinstatement costs) recognised by the Group in respect of the Existing Tenancy Agreements and License Agreement are approximately HK$13.53 million in aggregate.

As the highest applicable percentage ratio (as defined in the Listing Rules) in respect of the value of the right-of-use assets recognised by the Group in relation to the Tenancy Agreements together with the Supplemental Tenancy Agreements (when aggregated with the value of the right-of-use assets recognised in relation to the Existing Tenancy Agreements and the License Agreement), exceeds 5% but is less than 25%, the respective transactions contemplated under the Tenancy Agreements and the Supplemental Tenancy Agreements constitute a discloseable transaction of the Company and are subject to the announcement requirement under Chapter 14 of the Listing Rules.

DEFINITIONS

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

"Board"	the board of Directors from time to time
"Company"	i-CABLE Communications Limited, a company incorporated in Hong Kong with limited liability, the shares of which are listed on the main board of the Stock Exchange (stock code: 1097)
"connected persons"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company
"Existing Tenancy Agreements"	the tenancy agreements dated 25 June 2026 entered into between the Tenant and the Landlord in respect of the lease of the 6/F, 8/F and 12/F of KOHO
"First Option Term"	a further term of 3 years commencing immediately upon expiry of the Term of the Tenancy Agreements and/or the Existing Tenancy Agreements, as the case may be
"Group"	the Company, its subsidiaries and consolidated structured entities from time to time

"HKFRS"	Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"KOHO"	the commercial development located at Nos. 73–75 Hung To Road, Kwun Tong, Kowloon, Hong Kong
"Landlord"	ACE ISLAND LIMITED, a company incorporated in Hong Kong with limited liability
"License Agreement"	the license agreement dated 25 June 2026 entered into between the Tenant and the Landlord in respect of the exclusive license to use the License Area
"License Area"	the portion of the roof of KOHO as stipulated in the License Agreement
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Monthly Rent"	monthly basic rent and service charge (subject to adjustments) payable by the Tenant during the Term, First Option Term and Second Option Term, as the case may be
"Option Terms"	collectively, the First Option Term and the Second Option Term
"Second Option Term"	a further term of 3 years commencing immediately upon expiry of the First Option Term of the Tenancy Agreements and/or the Existing Tenancy Agreements, as the case may be
"Shareholder(s)"	holder(s) of the ordinary share(s) of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"subsidiary(ies)"	has the meaning ascribed to it under the Listing Rules
"Supplemental Tenancy Agreements"	the supplemental tenancy agreements dated 14 August 2026 entered into between the Tenant and the Landlord in respect of the Existing Tenancy Agreements relating to 6/F and 12/F of KOHO
"Tenancy Agreements"	the tenancy agreements dated 14 August 2026 entered into between the Tenant and the Landlord in respect of the lease of the 5/F, 7/F, 8/F and 10/F of KOHO

"Tenant"	i-CABLE HK Limited, a company incorporated in Hong Kong with limited liability and a direct wholly-owned subsidiary of the Company
"Term"	the term of the Tenancy Agreements and the Existing Tenancy Agreements, as stipulated therein, as the case may be
"%"	per cent.

By order of the Board
i-CABLE Communications Limited
Lee Lung Piu
Company Secretary

Hong Kong, 14 August 2026

As at the date of this announcement, the Board comprises ten Directors, namely Dr. Cheng Kar-Shun, Henry (Chairman) as non-executive Director; Mr. Tsang On Yip, Patrick (Vice-chairman), Ms. Wong Nga Fan (Chief Executive Officer), Dr. Luk Wai Ki Elvis, Mr. Darren Raymond Shaw, and Mr. Chang Tat Joel as executive Directors; and Mr. Lam Kin Fung Jeffrey, Prof. Hu Shao Ming Herman, Mr. Luk Koon Hoo, Roger and Mr. Tang Sing Ming Sherman as independent non-executive Directors.