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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)

**SUPPLEMENTAL ANNOUNCEMENT TO
DISCLOSEABLE TRANSACTION UNDER THE LEASE AGREEMENT**

Reference is made to the announcement (the “**Announcement**”) of Leadway Technology Investment Group Limited (the “**Company**”) dated 7 August 2026 in relation to the discloseable transaction under the lease agreement. Unless the context otherwise requires, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

The Company would like to provide the following supplemental information in relation to the basis of determining the rent.

The rent under the Lease Agreement was determined after arm’s length negotiations with the Landlord. In arriving at the agreed rent, the Company commenced rental discussions with the Landlord in January 2026 and conducted a comprehensive assessment of the prevailing market rental levels during the first half of 2026. Such assessment included a comparison of the per-square-foot rental rates of comparable grade-A commercial buildings in the vicinity of the Premises, as well as a comparison of the rental rates of different floors within the same building. Based on the results of this market comparison, the Company concluded that the revised rent under the Lease Agreement is within the prevailing average market range, and represents a significant decrease in the Group’s rental expenses when compared to the expired lease. This substantial cost saving is expected to alleviate the Group’s operating cost burden during the new lease term.

In addition to the above market comparison, the following factors were also taken into consideration:

- (i) the prevailing market price for comparable premises in the vicinity of the Premises and the leased properties.
- (ii) maintain the stability of the operations of the Group;
- (iii) avoid any unnecessary disruption to the operations of the Group; and
- (iv) minimize any unnecessary relocation costs as the premises have been the Company's principal place of business in Hong Kong since 2017.

Save as disclosed above, all other information contained in the Announcement remains unchanged.

By Order of the Board of
Leadway Technology Investment Group Limited
Zhang Xueqin Mai Qiqi
Co-Chairmen

Hong Kong, 21 August 2026

As at the date of this announcement, the Board comprises four executive directors, namely Mr. Zhang Xueqin, Ms. Mai Qiqi and Mr. Chan Chun Leung, 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.