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Future Bright Holdings Limited

佳景集團有限公司*

(incorporated in Bermuda with limited liability)

(Stock Code: 703)

ANNOUNCEMENT PURSUANT TO RULE 14.36 OF THE LISTING RULES SUPPLEMENTAL AGREEMENT IN RELATION TO THE LEASE AGREEMENT

Reference is made to the announcement of Future Bright Holdings Limited (the “**Company**”) dated 7 July 2022 (the “**Announcement**”). Unless defined otherwise, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcement.

THE SUPPLEMENTAL AGREEMENT

As disclosed in the Announcement, on 6 July 2022, Bright Gain, an indirect wholly-owned subsidiary of the Company, entered into the Lease Agreement with the Landlord, pursuant to which the Landlord granted Bright Gain the right to use the Property for operation of a Chinese restaurant for 6 years from 1 September 2022 to 31 August 2028 at a monthly rental of HK\$200,000 for the first three years and HK\$230,000 for the subsequent three years.

On 17 July 2026, Mr. Cheang Chong Kit (hereinafter the “**New Landlord**”) acquired the Property and, by operation of the applicable laws of Macau, succeeded to the position of the landlord under the Lease Agreement. Save for the succession of landlord, the Lease Agreement remained in full force and effect. Bright Gain and the New Landlord did not enter into any agreement in respect of the Lease Agreement.

On 9 September 2026 (after trading hours), Bright Gain and the New Landlord entered into a supplemental rental reduction agreement (the “**Supplemental Agreement**”), pursuant to which the Lease Agreement shall be amended as follows:

- (i) During the period from 1 September 2026 to 31 August 2028, the monthly rent shall be reduced from HK\$230,000 to HK\$200,000.
- (ii) During the period from 1 September 2026 to 31 August 2027, Bright Gain shall not terminate the lease. For the avoidance of doubt, during the period from 1 September 2027 to 31 August 2028, Bright Gain may terminate the lease on the same terms as those under the Lease Agreement, namely by giving not less than 180 days’ prior written notice to the New Landlord, failing which Bright Gain shall pay to the New Landlord a sum equivalent to two months’ rent in lieu of notice.

* For identification purposes only

Save for the above amendments, the Lease Agreement shall remain in full force and effect. This announcement is made by the Company pursuant to Rule 14.36 of the Listing Rules as the Supplemental Agreement constitutes a material variation of the terms of the Lease Agreement.

REASONS FOR AND BENEFITS OF ENTERING INTO THE SUPPLEMENTAL AGREEMENT

The Group has been operating a Chinese restaurant “Good Fortune Kitchen” at the Property since 2022. The Supplemental Agreement will enable the Group to continue to occupy and operate the restaurant at the Property while achieving a reduction in the monthly rent payable for the remaining term of the lease.

The rental reduction under the Supplemental Agreement was determined after arm’s length negotiation between the parties to the Supplemental Agreement with reference to the prevailing market rent of similar properties in the nearby area. The Directors are of the view that the terms of the Supplemental Agreement (including the reduced monthly rent) and the transactions contemplated thereunder are on normal commercial terms, fair and reasonable and in the interests of the Company and the Shareholders as a whole.

GENERAL INFORMATION OF THE PARTIES

The Company

The Company and its subsidiaries are principally engaged in the sales of food and catering, food souvenir and property investment business.

Bright Gain

Bright Gain is a company established under the laws of Macau with limited liability and an indirect wholly-owned subsidiary of the Company. Bright Gain is principally engaged in the operation of restaurants and food court counters.

The New Landlord

The New Landlord is an individual resident in Macau. To the best of the Directors’ knowledge, information and belief having made all reasonable enquiry, the New Landlord is an Independent Third Party.

By Order of the Board of
Future Bright Holdings Limited
Chan Chak Mo
Managing Director

Hong Kong, 9 September 2026

As at the date hereof, the members of the Board comprise (i) Mr. Chan Chak Mo, the Managing Director, (ii) Mr. Chan See Kit, Johnny, the Chairman and executive Director, (iii) Ms. Leong In Ian, the executive Director, and (iv) Mr. Chek Kuong Fong, Mr. Yu Kam Yuen, Lincoln and Mr. Vong Hou Piu, the independent non-executive Directors.