EDA GROUP HOLDINGS LIMITED
EDA集團控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2505)

DISCLOSEABLE TRANSACTION IN RELATION TO THE SUBLEASE AGREEMENT

On 12 September 2026, the Subtenant (a wholly owned subsidiary of the Company) and EDA CLOUD CANADA INC. (a wholly owned subsidiary of the Company, as the lease indemnifier), entered into the Sublease Agreement with the Sublandlord in relation to the tenancy of the Premises located in Surrey, British Columbia, Canada.

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 assets in connection with the tenancy of the Premises under the Sublease Agreement exceed 5% but all are less than 25%, the transaction contemplated thereunder constitutes a discloseable transaction for the Company and is subject to the notification and announcement requirements but exempt from the Shareholders' approval requirement under Chapter 14 of the Listing Rules.

The Board announces the execution of the Sublease Agreement with the following particulars:

SUBLEASE AGREEMENT

Date:	12 September 2026
Sublandlord:	N.R.I. DISTRIBUTION INC.
Subtenant:	EDA DEVELOPMENT BC INC.

Premises:	Approximately 103,263 square feet of warehouse and office space at Building A, 2965 188th Street, Surrey, British Columbia, Canada
Usage:	Warehouse storage and distribution uses, together with office uses and such other uses ancillary to the foregoing uses
Sublease term:	from the Commencement Date to and including 30 May 2034, or such earlier termination as provided in the Sublease Agreement
Effective date:	The Sublease Agreement shall only become effective upon obtaining the Head Landlord's written consent to the sublease. As at the date of this announcement, the aforesaid written consent has not yet been obtained
Rent:	The rent payable shall consist of the base rent and the additional rent For the first year, the base rent is calculated at C$16.25 per square foot per annum (equivalent to approximately C$1.35 per square foot per month), and the base rent will rise by approximately 3% each year thereafter. Sublease base rent for the first four (4) months of the sublease term shall be abated, provided that the Subtenant duly and punctually observes and performs the terms of the Sublease Agreement. The aggregate amount of the base rent covering the whole lease term under the Sublease Agreement (exclusive of tax, and after the four-month rent abatement) is approximately C$13.7 million (equivalent to approximately RMB66.8 million) The additional rent is all sums, other than base rent, which may become payable by the Subtenant to the Sublandlord under the Sublease Agreement, including operating expenses, management fee, taxes to be borne by the Subtenant, insurance and other amounts payable by the Sublandlord to the Head Landlord under the Head Lease in respect of the Premises

	The base rent and the additional rent shall be payable monthly in advance The rent payable under the Sublease Agreement has been determined after arm's length negotiations between the Sublandlord and the Subtenant, after taking into consideration the prevailing market price for comparable premises in the vicinity of the Premises. The rent payable will be satisfied by the Group's internal resources
Security Deposit:	Approximately C$0.43 million (equivalent to approximately RMB2.1 million), inclusive of GST
Lease Guaranty:	EDA CLOUD CANADA INC., as the lease indemnifier, unconditionally and absolutely guarantees to the Sublandlord the due and punctual performance of the Subtenant's obligations under or related to the Sublease Agreement

The value (unaudited) of the right-of-use assets to be recognised by the Company under the Sublease Agreement is approximately C$10.7 million (equivalent to approximately RMB52.2 million) which is the present value of lease payments throughout the lease term under the Sublease Agreement, discounted using the incremental borrowing rate and adjustment to fair value at initial recognition of refundable rental deposit and provision for reinstatement costs in accordance with HKFRS16. Incremental borrowing rate of the lease liability is determined with reference to the prevailing interest rate of the Group's external borrowings.

INFORMATION ABOUT THE GROUP

The Group is principally engaged in the provision of first mile international freight services and last-mile fulfilment services, including overseas warehousing, other value added services and deliveries for the cross-border e-commerce participants based in the Chinese Mainland.

INFORMATION ABOUT THE PARTIES

The Subtenant

The Subtenant is a wholly owned subsidiary of the Company and a company incorporated with limited liability in British Columbia, Canada. The Subtenant is principally engaged in the provision of warehousing services in Canada.

The Lease Indemnifier

The Lease Indemnifier is a wholly owned subsidiary of the Company and a company incorporated with limited liability in Ontario, Canada. The Lease Indemnifier is principally engaged in the provision of warehousing services in Canada. Pursuant to the Sublease Agreement, it unconditionally and absolutely guarantees to the Sublandlord the due and punctual performance of the Subtenant's obligations under or related to the Sublease Agreement.

The Sublandlord

To the best knowledge of the Directors, the Sublandlord is a corporation established under the laws of Canada, whose address for service is 19332 24th Avenue, Surrey, British Columbia, Canada V3Z 3S9, and is principally engaged in distribution and logistics services.

To the best knowledge, information and belief of the Directors and having made all reasonable enquiries, the Sublandlord is owned by Peter McKenna as to 50% and Bruce Churchill as to 50%. To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Sublandlord and its ultimate beneficial owners are Independent Third Parties.

The Head Landlord

To the best knowledge, information and belief of the Directors and having made all reasonable enquiries, the Head Landlord is a company incorporated in Canada, and is principally engaged in insurance and related financial services, including property investment.

Based on publicly available information, the Head Landlord is a wholly-owned operating subsidiary of Sun Life Financial Inc., a Canada-based life insurance company, the common shares of which are listed on the Toronto Stock Exchange, the New York Stock Exchange and the Philippine Stock Exchange (Ticker Symbol: SLF).

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

REASONS AND BENEFITS FOR ENTERING INTO THE SUBLEASE AGREEMENT

The Board is of the view that entering into the Sublease Agreement is an opportunity for the Group to enhance its global logistics network and footprint which is in line with the overall strategy development direction of the Group to become a leading global artificial intelligence logistics technology service group. The Premises under the Sublease Agreement will be used as a self-operated warehouse by the Company in Canada.

The terms and conditions of the Sublease Agreement were arrived at after arm's length negotiation with reference to (i) the existing tenancies of other warehouse lease agreements that the Group has entered into; and (ii) the attributes of the Premises such as geographical location, size and lease term. The Directors consider that the terms and conditions of the Sublease Agreement are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

LISTING RULES IMPLICATIONS

In accordance with HKFRS 16 "Leases", the Group will recognise right-of-use assets in the consolidated financial statements of the Group in connection with the tenancy of the Premises. Accordingly, the lease transaction under the Sublease Agreement will be regarded as an acquisition of assets by the Group for the purpose of 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 assets in connection with the tenancy of the Premises under the Sublease Agreement exceed 5% but all are less than 25%, the transaction contemplated thereunder constitutes a discloseable transaction for the Company and is subject to the notification and announcement requirements, but exempt from the Shareholders' approval requirement under the Listing Rules. The actual value of the right-of-use assets to be recognised by the Group will be subject to review and final audit by the auditors of the Company.

TERMS USED IN THIS ANNOUNCEMENT

In this announcement, unless the context otherwise requires, capitalized terms used shall have the following meanings:

"Board" or "Director(s)"	the board of directors of the Company
"C$"	Canadian dollar(s), the lawful currency of Canada
"Commencement Date"	1 October 2026, being the date of commencement of the term of the Sublease Agreement
"Company"	EDA Group Holdings Limited, an exempted company incorporated in the Cayman Islands on 17 September 2020 with limited liability
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Group"	the Company and its subsidiaries from time to time
"Head Landlord"	Sun Life Assurance Company of Canada, the landlord under the Head Lease, which is not a party to the Sublease Agreement
"Head Lease"	the lease agreement dated 17 May 2021 between the Head Landlord as landlord and the Sublandlord as tenant in respect of the Premises
"HKFRS"	Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants
"Independent Third Party(ies)"	person who is not a connected person of the Company and is a third party independent of and not connected with the Company or its connected persons
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"PRC"	the People's Republic of China (for the purpose of this announcement, excluding Hong Kong, Macau Special Administrative Region of the PRC and Taiwan)

"Premises"	approximately 103,263 square feet of warehouse and office space at Building A, 2965 188th Street, Surrey, British Columbia, Canada
"RMB"	Renminbi, the lawful currency of the PRC
"Shareholder(s)"	holder(s) of the shares of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Sublandlord"	N.R.I. DISTRIBUTION INC., a corporation whose address for service is 19332 24th Avenue, Surrey, British Columbia, Canada
"Sublease Agreement"	the sublease agreement dated 12 September 2026 entered into among the Subtenant, EDA CLOUD CANADA INC. and the Sublandlord in respect of the lease of the Premises
"subsidiary(ies)"	has the meaning ascribed to it under the Listing Rules
"Subtenant"	EDA DEVELOPMENT BC INC., a company incorporated with limited liability in British Columbia, Canada
"%"	per cent.

Note: For illustrative purpose of this announcement only, conversion of C$ into RMB is made at the rate of C$1.00 = RMB4.8816

By order of the Board
EDA Group Holdings Limited
Mr. Liu Yong
Executive Director and Chairman of the Board

Hong Kong, 13 September 2026

As at the date of this announcement, the Board comprises (i) Mr. Liu Yong, Ms. Li Qin and Mr. Cheung Man Yu as executive Directors; (ii) Mr. Zuo Manlun and Mr. Luo Jianfeng as non-executive Directors; and (iii) Mr. Ng Cheuk Him, Mr. Wong Ping Yee Natalis, Mr. Huang Risheng and Mr. Zhan Linkun as independent non-executive Directors.

* *For identification purpose only*