Planetree INTERNATIONAL 梧桐國際

Planetree International Development Limited

梧桐國際發展有限公司

(Incorporated in Bermuda with limited liability)

(STOCK CODE: 613)

CONNECTED TRANSACTIONS IN RELATION TO TENANCY AGREEMENTS

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On 18 September 2026 (after trading hours):

- PML (as tenant) and the Landlord I entered into the Tenancy Agreement I to renew the tenancy of Premises I; and

- Planetree Financial (as tenant) and the Landlord II entered into the Tenancy Agreement II to renew the tenancy of Premises II.

LISTING RULES IMPLICATIONS

As at the date of this announcement, each of the Landlord I and the Landlord II is an associate of the Substantial Shareholder and is therefore a Connected Person of the Company. Accordingly, each of the transactions contemplated under the Tenancy Agreement I and the Tenancy Agreement II constitutes a connected transaction of the Company under Chapter 14A of the Listing Rules.

Given that one or more of the applicable percentage ratios in respect of the transactions contemplated under the Tenancy Agreement I and the Tenancy Agreement II are more than 0.1% but less than 5%, the entering into the Tenancy Agreement I and the Tenancy Agreement II is subject to the reporting and announcement requirements but is exempt from the circular (including independent financial advice) and the independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

(I) ENTERING INTO THE TENANCY AGREEMENT II

On 18 September 2026 (after trading hours), PML (as tenant) and the Landlord I entered into the Tenancy Agreement I to renew the tenancy of the Premises I.

The principal terms of the Tenancy Agreement I are as follows:

Date	:	18 September 2026
Parties	:	(1) PML, as tenant; and (2) the Landlord I, as landlord
Premises	:	The Premises I situated at Rooms 2801 to 2803, 28/F., China United Centre, 28 Marble Road, North Point, Hong Kong, with a gross area of approximately 6,254 sq. ft.
Tenancy term	:	Two (2) years commencing from the 23 September 2026 to the 22 September 2028, both days inclusive.
Rent	:	HK$175,112 per month, equivalent to HK$2,101,344 per annum, exclusive of management fee, air-conditioning charges, government rent and rates and other outgoings and payable in advance on the first day of each month. The rent was determined after taking into account the prevailing market conditions and the prevailing market rent for similar properties in the vicinity of Premises I. The rent payable will be financed by the internal resources of the Group.
Deposit	:	HK$350,224, equivalent to two months' rent.
Usage	:	Office

(II) ENTERING INTO THE TENANCY AGREEMENT II

On 18 September 2026 (after trading hours), Planetree Financial (as tenant) and the Landlord II entered into the Tenancy Agreement II to renew the tenancy of Premises II.

The principal terms of the Tenancy Agreement II are as follows:

Date	:	18 September 2026
Parties	:	(1) Planetree Financial, as tenant; and (2) the Landlord II, as landlord
Premises	:	Premises II situated at 23/F., China United Centre, 28 Marble Road, North Point, Hong Kong, with a gross area of approximately 10,963 sq. ft.
Tenancy term	:	Two (2) years commencing from the 1 November 2026 to the 31 October 2028, both days inclusive.
Rent	:	HK$313,236 per month, equivalent to HK$3,758,832 per annum, exclusive of management fee, air-conditioning charges, government rent and rates and other outgoings and payable in advance on the first day of each month. The rent was determined after taking into account the prevailing market conditions and the prevailing market rent for similar properties in the vicinity of Premises II. The rent payable will be financed by the internal resources of the Group.
Deposit	:	HK$626,472, equivalent to two months' rent.
Usage	:	Office

RIGHT-OF-USE ASSET UNDER THE TENANCY AGREEMENTS

The value of the right-of-use asset recognised by the Group under the Tenancy Agreement I and the Tenancy Agreement II amounted to approximately HK$3,989,000 and HK$7,136,000 respectively, which are the present values of total rent payable for the entire two years' term of the Tenancy Agreement I and the Tenancy Agreement II respectively in accordance with HKFRS 16 "Leases".

INFORMATION ON THE PARTIES

The Group

The Group is principally engaged in financial services with operations licensed under the Securities and Futures Ordinance, credit and lending services, other financial services, property investment and leasing and tactical and strategic investment.

PML and Planetree Financial are indirect wholly owned subsidiaries of the Company.

The Landlords

Each of the Landlord I and the Landlord II is an investment holding company and the registered owner of Premises I and the Premises II respectively. Each of the Landlord I and the Landlord II is an indirect subsidiary of Future Capital Group Limited, which is an investment holding company incorporated in the Cayman Islands and owned as to approximately 82.2% by the Substantial Shareholder. The Substantial Shareholder holds approximately 55.11% of the issued share capital of the Company as at the date of this announcement.

REASONS FOR AND BENEFITS OF ENTERING INTO THE TENANCY AGREEMENTS

Premises I has been used by the Group's corporate advisory related services provider and the Premises II has been used as the Company's head office and principal place of business in Hong Kong respectively.

The terms of the Tenancy Agreement I and the Tenancy Agreement II, which are the same as the existing tenancies in principle, are arrived at after arm's length negotiation between the parties. The monthly rent for the Tenancy Agreement I represents a discount of approximately 2.17% to the prevailing market rent of Premises I of HK$179,000 as assessed by an independent valuer. The monthly rent for the Tenancy Agreement II represents a slight discount of approximately 0.56% to the prevailing market rent of Premises II of HK$315,000 as assessed by an independent valuer. The Directors (including the independent non-executive Directors) are of the view that the terms of the Tenancy Agreement I and the Tenancy Agreement II are on normal commercial terms and fair and reasonable and that the entering into the Tenancy Agreement I and the Tenancy Agreement II is in the interests of the Group and the Shareholders as a whole. Dr. Chuang Henry Yueheng (the Chairman of the Board and a non-executive Director), the brother-in-law and an associate of the Substantial Shareholder, has abstained from voting on the resolution(s) to approve the transactions contemplated thereunder. Save as disclosed above, none of the Directors has a material interest in the transactions contemplated under the Tenancy Agreement I and the Tenancy Agreement II.

LISTING RULES IMPLICATIONS

In accordance with HKFRS 16 "Leases", the Company will recognise the value of the right-of-use asset in connection with the tenancies of premises in its consolidated statement of financial position. The transactions contemplated under the Tenancy Agreement I and the Tenancy Agreement II, of which an increase in the aggregate amount of right-of-use asset is recognised by the Company, will be regarded as acquisition of assets by the Group for the purpose of the Listing Rules.

As at the date of this announcement, each of the Landlord I and the Landlord II is an associate of the Substantial Shareholder and is therefore a Connected Person of the Company. Accordingly, each of the transactions contemplated under the Tenancy Agreement I and the Tenancy Agreement II constitute a connected transaction of the Company under Chapter 14A of the Listing Rules.

Given that one or more of the applicable percentage ratios in respect of the transactions contemplated under the Tenancy Agreement I and the Tenancy Agreement II are more than 0.1% but less than 5%, the entering into the Tenancy Agreement I and the Tenancy Agreement II is subject to the reporting and announcement requirements but is exempt from the circular (including independent financial advice) and the independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions shall have the following meanings when used herein:

"associate(s)"	has the meaning ascribed to it under the Listing Rules
"Board"	the board of Directors
"Company"	Planetree International Development Limited (stock code: 0613.HK), a company incorporated in Bermuda with limited liability, whose shares are listed on the Main Board of the Stock Exchange
"Connected Person(s)"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company
"Group"	the Company and its subsidiaries

"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"HKFRS"	Hong Kong Financial Reporting Standard
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Landlord I"	Easy Step Limited, a company incorporated in Hong Kong and the registered owner of the Premises I
"Landlord II"	Poly Logic Limited, a company incorporated in the British Virgin Islands and the registered owner of the Premises II
"Listing Rules"	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong
"Planetree Financial"	Planetree Financial Group Limited, a company incorporated in Hong Kong and an indirect wholly owned subsidiary of the Company
"PML"	Planetree Management Limited, a company incorporated in Hong Kong and an indirect wholly owned subsidiary of the Company
"Premises I"	the premises situated at Rooms 2801 to 2803, 28/F., China United Centre, 28 Marble Road, North Point, Hong Kong
"Premises II"	the premises situated at 23/F., China United Centre, 28 Marble Road, North Point, Hong Kong
"Share(s)"	ordinary share(s) of the Company
"Shareholder(s)"	holder(s) of the Share(s)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Substantial Shareholder"	Ms. Lo Ki Yan Karen, a substantial shareholder of the Company pursuant to the Listing Rules as at the date of this announcement
"Tenancy Agreement I"	the tenancy agreement dated 18 September 2026 between PML as tenant and the Landlord I as landlord in respect of the tenancy renewal of Premises

"Tenancy Agreement II"	the tenancy agreement dated 18 September 2026 entered into between Planetree Financial as tenant and the Landlord II as landlord in respect of the tenancy renewal of the Premises II
"%"	per cent

By order of the Board
Planetree International Development Limited
Cheung Ka Yee
Executive Director

Hong Kong, 18 September 2026

As at the date of this announcement, the Board comprises the following directors:

Executive Directors:
Mr. Cheung Ting Kee *(Vice Chairman)*
Ms. Cheung Ka Yee
Mr. Lam Hiu Lo
Mr. Wong Kin Chun, Gilbert

Independent Non-executive Directors:
Mr. Chan Sze Hung
Mr. Chung Kwok Pan
Mr. Ma Ka Ki
Mr. Zhang Shuang

Non-executive Director:
Dr. Chuang Henry Yueheng *(Chairman)*