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EGL Holdings Company Limited
東瀛遊控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 6882)

CONNECTED TRANSACTIONS IN RELATION TO RENEWAL OF TENANCY AGREEMENTS

2027 TENANCY AGREEMENTS

Reference is made to the 2025 Announcement in relation to the Existing Tenancy Agreements entered into with Great Port. Each of the Existing Tenancy Agreements will expire on 31 December 2026. On 27 November 2026, the Group entered into the 2027 Tenancy Agreements with Great Port for the period from 1 January 2027 to 31 December 2027 (both days inclusive).

IMPLICATIONS UNDER THE LISTING RULES

In accordance with HKFRS 16 "Leases", the Group will recognise the value of the right-of-use assets in its consolidated statement of financial position in connection with the lease of the Premises under the 2027 Tenancy Agreements. Accordingly, the Transactions will be regarded as acquisitions of assets by the Group under the definitions of "transaction" as respectively set out in Chapter 14 and Chapter 14A of the Listing Rules.

Great Port is a company owned and controlled by Mr. Huen Kwok Chuen as to approximately 27.10%, Ms. Lee Po Fun as to approximately 13.10% in her capacity as beneficial owner and approximately 20.80% in her capacity as the executrix of the estate of the late Mr. Yuen Man Ying, Ms. Yuen Ho Yee as to approximately 10.00%, and Mr. Leung Shing Chiu as to approximately 10.90%, all being the executive Directors. The above mentioned executive Directors together controlled approximately 81.90% of the voting power of Great Port, and therefore Great Port is an associate of the said executive Directors and thus a connected person of the Company.

As the highest applicable percentage ratio (as defined in the Listing Rules) in respect of the Transactions (on an aggregated basis) contemplated under the 2027 Tenancy Agreements based on the aggregated value of the right-of-use assets recognised by the Group pursuant to HKFRS 16 exceeds 0.1% but is less than 5%, while the Transactions (on an aggregated basis) do not constitute any notifiable transaction under Chapter 14 of the Listing Rules, the Transactions constitute connected transactions for the Company under Chapter 14A of the Listing Rules and are subject to the reporting and announcement requirements under the Listing Rules, but exempt from the circular and independent shareholders' approval requirements.

2027 Tenancy Agreements

Reference is made to the 2025 Announcement in relation to the Existing Tenancy Agreements entered into with Great Port. Each of the Existing Tenancy Agreements will expire on 31 December 2026. On 27 November 2026, the Group entered into the 2027 Tenancy Agreements with Great Port for the period from 1 January 2027 to 31 December 2027 (both days inclusive).

Principal Terms

Pursuant to the 2027 Tenancy Agreements, Great Port (as landlord) agreed to lease to members of the Group (as tenant) to occupy or use certain premises, car parking spaces and advertising areas for a term commencing from 1 January 2027 to 31 December 2027 (both days inclusive). Principal terms of each of the 2027 Tenancy Agreements and other information relating thereto are set out below:

	Parties to the relevant 2027 Tenancy Agreements			**Approximate GFA**	**Monthly**	**Intended**
	Landlord	**Tenant**	**Premises**	*(sq. ft.)*	**Rental**	**Use**
1.	Great Port	EGL Tours	Units A and C on 10/F, the whole of 12/F, the whole of 15/F, the whole of 16/F, Car Parking Spaces Nos. P15, P18 to P23 on 2/F and Signage Areas, EGL Tower, No.83 Hung To Road, Kowloon, Hong Kong	45,816 (excluding car parking spaces and signage areas)	HK$748,200 *(Note 1)*	Head office, car park spaces and for rental of signage areas for advertising

	Parties to the relevant 2027 Tenancy Agreements			Approximate GFA	Monthly	Intended
	Landlord	**Tenant**	**Premises**	*(sq. ft.)*	**Rental**	**Use**
2.	Great Port	EGL Tours	Unit B on 10/F, EGL Tower, No.83 Hung To Road, Kowloon, Hong Kong	2,300	HK$36,800 *(Note 1)*	Head office
3.	Great Port	EGL Tours	Unit Nos.1, 2, 3, 4, 5 and 6 on 5/F, Chevalier House, Nos.45-51 Chatham Road South, Kowloon, Hong Kong	5,531	HK$113,000 *(Note 1)*	Branch office and/or multi-function room
4.	Great Port	EGL Tours	Unit No.6A on 5/F, Chevalier House, Nos.45-51 Chatham Road South, Kowloon, Hong Kong	835	HK$17,000 *(Note 1)*	Branch office
5.	Great Port	EGL Tours (Macau)	Shop B, G/F, Nos.730-804 Avenida da Praia Grande, Nos.2-6B Avenida de D Joao IV, Macau	1,159	MOP58,500 (equivalent to approximately HK$56,687) *(Note 2)*	Macau branch office
6.	Great Port	EGL Tours (Macau)	Unit M, 10/F, Nos.730-804 Avenida da Praia Grande, Nos.2-6B Avenida de D Joao IV, Macau	3,460	MOP31,000 (equivalent to approximately HK$30,039) *(Note 2)*	Macau office and call centre

Notes:

1. Inclusive of property tax but exclusive of rates, government rent, management charges and other outgoings.

2. Inclusive of government rent and property tax but exclusive of management charges and other outgoings.

Basis for determination of the rentals

The terms of each of the 2027 Tenancy Agreements have been agreed between the parties thereto after arm's length negotiations. The monthly rental for each of the 2027 Tenancy Agreements represents a discount to the prevailing market rent of other premises with conditions comparable to those under the 2027 Tenancy Agreements as assessed by an independent valuer and with reference to the prevailing market conditions.

The aggregate value of the rental payable by the Company under the 2027 Tenancy Agreements is approximately HK$12,021,000, which is expected to be financed by the internal resources of the Group.

The aggregated value of the right-of-use assets to be recognised by the Company under the 2027 Tenancy Agreements is approximately HK$11,620,000.

REASONS FOR, AND BENEFITS OF, ENTERING INTO THE 2027 TENANCY AGREEMENTS

The Group has been leasing the relevant premises or areas from Great Port as office, parking and advertising areas under the Existing Tenancy Agreements, which will all expire on 31 December 2026. The Directors are of the view that it is beneficial for the Group to renew the relevant tenancies with Great Port considering (1) the discounted rental rates as compared to the prevailing market rental of comparable premises; (2) the fact that the relevant premises are at prime locations which are suitable for conducting the business of the Group; and (3) the saving of relocation costs.

In addition, the Directors (including the independent non-executive Directors) are of the view that the Transactions have been entered into in the ordinary and usual course of business of the Group and upon normal commercial terms or better to the Group, and the terms of the 2027 Tenancy Agreements (including the monthly rentals) are fair and reasonable and in the interests of the Company and its shareholders as a whole.

IMPLICATIONS UNDER THE LISTING RULES

In accordance with HKFRS 16 "Leases", the Group will recognise the value of the right-of-use assets in its consolidated statement of financial position in connection with the lease of the Premises under the 2027 Tenancy Agreements. Accordingly, the Transactions will be regarded as acquisitions of assets by the Group under the definitions of "transaction" as respectively set out in Chapter 14 and Chapter 14A of the Listing Rules.

Great Port is a company owned and controlled by Mr. Huen Kwok Chuen as to approximately 27.10%, Ms. Lee Po Fun as to approximately 13.10% in her capacity as beneficial owner and approximately 20.80% in her capacity as the executrix of the estate of the late Mr. Yuen Man Ying, Ms. Yuen Ho Yee as to approximately 10.00%, and Mr. Leung Shing Chiu as to approximately 10.90%, all being the executive Directors. The above mentioned executive Directors together controlled approximately 81.90% of the voting power of Great Port, and therefore Great Port is an associate of the said executive Directors and thus a connected person of the Company.

As the highest applicable percentage ratio (as defined in the Listing Rules) in respect of the Transactions (on an aggregated basis) contemplated under the 2027 Tenancy Agreements based on the aggregated value of the right-of-use assets recognised by the Group pursuant to HKFRS 16 exceeds 0.1% but is less than 5%, while the Transactions (on an aggregated basis) do not constitute any notifiable transaction under Chapter 14 of the Listing Rules, the Transactions constitute connected transactions for the Company under Chapter 14A of the Listing Rules and are subject to the reporting and announcement requirements under the Listing Rules, but exempt from the circular and independent shareholders' approval requirements.

The above-mentioned executive Directors (namely, Mr. Huen Kwok Chuen, Mr. Leung Shing Chiu, Ms. Lee Po Fun and Ms. Yuen Ho Yee) are considered to have a material interest in the Transactions by virtue of their interests in Great Port and have abstained from voting on the resolutions of the Board in respect of the 2027 Tenancy Agreements and the Transactions contemplated thereunder. Save as disclosed above, none of the other Directors has a material interest in the Transactions contemplated under the 2027 Tenancy Agreements and was required to abstain from voting on the relevant Board resolution approving the 2027 Tenancy Agreements and the Transactions contemplated thereunder.

Information of the Group

The Company is a company incorporated in the Cayman Islands with limited liability and its shares are listed on the Main Board of the Stock Exchange. The principal activities of the Group comprise provision of package tours, free-independent travellers packages, individual travel elements, ancillary travel related products and services as well as the ownership, development and management of hotel business.

Information of Great Port

Great Port is a company incorporated in Hong Kong and is primarily engaged in investment holding and property investments. As at the date of the 2027 Tenancy Agreements, (i) Great Port is a company owned and controlled by Mr. Huen Kwok Chuen as to approximately 27.10%, Ms. Lee Po Fun as to approximately 13.10% in her capacity as beneficial owner and approximately 20.80% in her capacity as the executrix of the estate of the late Mr. Yuen Man Ying, Ms. Yuen Ho Yee as to approximately 10.00%, and Mr. Leung Shing Chiu as to approximately 10.90%, all being the executive Directors, and (ii) the remaining shareholding of approximately 18.10% of Great Port is owned as to approximately 5.90%, 5.90%, 3.60% and 2.70% by Mr. Lam Wai Man, Mr. Lui Lok Pun, Mr. Chong Cheung Po and Mr. Leung Chun Wing Jimmy, respectively.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiry, Great Port is a connected person of the Company.

DEFINITIONS

Capitalised terms used in this announcement shall, unless the context requires otherwise, have the following meanings:

"2025 Announcement"	the announcement of the Company dated 10 December 2025 in connection with, among others, the entering into of the Existing Tenancy Agreements
"2027 Tenancy Agreements"	the six tenancy agreements all dated 27 November 2026 entered into between the Group and Great Port in relation to the granting of tenancies to the Group for the use of certain premises, car park spaces and advertising areas, details of which are set out in this announcement
"associate(s)"	has the meaning ascribed to it under the Listing Rules
"Board"	the board of Directors
"Company"	EGL Holdings Company Limited (Stock Code: 6882), a company incorporated in the Cayman Islands as an exempted company with limited liability, the shares of which 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
"EGL Tours"	EGL Tours Company Limited, a company incorporated in Hong Kong with limited liability, an indirect wholly-owned subsidiary of the Company, which is principally engaged in the provision of package tours, free independent travellers packages, individual travel elements and ancillary travel related products and services
"EGL Tours (Macau)"	EGL Tours (Macau) Company Limited, a company incorporated in Macau with limited liability, an indirect wholly-owned subsidiary of the Company, which is principally engaged in the provision of package tours, free independent travellers packages, individual travel elements and ancillary travel related products and services
"Existing Tenancy Agreements"	the five tenancy agreements all dated 10 December 2025 entered into between the Group and Great Port in relation to the granting of tenancies to the Group for the use of certain premises, car park spaces and advertising areas each for a term commencing from 1 January 2026 to 31 December 2026, details of which are set out in the 2025 Announcement
"GFA"	gross floor area
"Great Port"	Great Port Limited, a company incorporated in Hong Kong with limited liability on 15 October 1996
"Group"	the Company and its subsidiaries
"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
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange

"MOP"	Macau Pataca, the lawful currency of Macau
"Premises"	those premises and areas being the subject matter of the 2027 Tenancy Agreements
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"sq. ft."	square feet
"Transactions"	collectively, the leasing of the Premises by the Group under the terms set out in the 2027 Tenancy Agreements
"%"	per cent.

For illustration purpose, amounts in MOP in this announcement have been translated into HK$ at an exchange rate of MOP1.00 = HK$0.969.

On behalf of the Board
EGL Holdings Company Limited
Huen Kwok Chuen
Chairman and Executive Director

Hong Kong, 27 November 2026

As at the date of this announcement, the Board comprises five Executive Directors, namely Mr. Huen Kwok Chuen (Chairman), Ms. Yuen Ho Yee (Chief Executive Officer), Mr. Leung Shing Chiu (Chief Financial Officer), Ms. Lee Po Fun (Chief Operation Officer) and Mr. Cheang Chuen Hon, and three Independent Non-executive Directors, namely Mr. Chan Kim Fai, Mr. Lo Kam Cheung Patrick and Ms. Wong Lai Ming.