

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



Future Bright Holdings Limited

佳景集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 703)

TERMINATION OF DISCLOSEABLE TRANSACTION – RIGHT OF USE AGREEMENT

This announcement is made in accordance with Rule 14.36 of the Listing Rules.

Reference is made to the announcement issued by the Company on 28 November 2019 where it was announced that Bright Noble, a wholly-owned subsidiary of the Company, entered into an agreement with the IR Manager to lease certain space in the food court of Lisboeta Macau. In view of the uncertain economic environment brought about by the pandemic, the Group re-negotiated with the IR Manager which agreed to terminate the Original Agreement and enter into a new one with Bright Noble with the leasing space reduced.

The transaction contemplated under the Original Agreement constitutes a discloseable transaction for the Company as one of the applicable percentage ratios in respect of the fees payable under the Original Agreement is more than 5% but below 25%. As the leasing space under the New Agreement is reduced, the transaction contemplated under the New Agreement would not constitute a notifiable transaction for the Company.

INTRODUCTION

This announcement is made in accordance with Rule 14.36 of the Listing Rules.

The Board announced on 28 November 2019 that Bright Noble, a wholly-owned subsidiary of the Company, entered into an agreement with the IR Manager to lease certain space in the food court of Lisboeta Macau. In view of the uncertain economic environment brought about by the pandemic, the Group re-negotiated with the IR Manager which agreed to terminate the Original Agreement and enter into a new one with Bright Noble on the following terms and conditions:

* For identification purpose only

THE TERMINATION AGREEMENT

Date of signing by Bright Noble: 21 May 2021

Parties: (1) IR Manager, as the manager of Lisboeta Macau;
and
(2) Bright Noble, as the user.

Leasing space: Shops K01-K08 in the food court of Lisboeta Macau

Principal term: The Original Agreement shall be terminated as from 7 May 2021 and neither party shall have any claim against the other if the leasing space is surrendered to the IR Manager in good condition.

As the food court of Lisboeta Macau is still under construction and Bright Noble has never had possession of the leasing space, no cost has been or would be incurred in connection with the surrender.

THE NEW AGREEMENT

Date of signing by Bright Noble: 21 May 2021

Parties: (1) IR Manager, as the manager of Lisboeta Macau;
and
(2) Bright Noble, as the user.

Leasing space: Shops K01, K02 and K04 in the food court of Lisboeta Macau

Term: An initial period of 3 years, commencing on expiration of the fitting out period which is 100 days from the delivery date or commencement of business at the leasing space, whichever is earlier, with an option to renew for another 3 years.

Gross floor area: Approximately 1,009 square feet

LISTING RULES IMPLICATIONS

The transaction contemplated under the Original Agreement constitutes a discloseable transaction for the Company as one of the applicable percentage ratios in respect of the fees payable under the Original Agreement is more than 5% but below 25%. As the leasing space under the New Agreement is reduced, the transaction contemplated under the New Agreement would not constitute a notifiable transaction for the Company.

DEFINITIONS

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

“Board”	the board of the Directors
“Bright Noble”	Bright Noble Company Limited, a company incorporated in Macau and a wholly-owned subsidiary of the Company, and the user under the Original Agreement and the New Agreement
“Company”	Future Bright Holdings Limited (Stock Code: 703), a company incorporated in Bermuda with limited liability, the shares of which are listed on the main board of the Stock Exchange
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“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
“IR Manager”	Macau Parque Temático e Resort II, S.A., a company incorporated in Macau, as the manager of Lisboaeta Macau
“Lisboeta Macau”	an integrated theme park resort located in Cotai of Macau, comprising themed hotel towers, a floating casino, numbers of entertainment and attractions and a themed retail mall
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Macau”	the Macao Special Administrative Region of the People’s Republic of China
“New Agreement”	the right to use retail space agreement signed by Bright Noble on 21 May 2021 in relation to Shops K01, K02 and K04 in the food court of Lisboaeta Macau

“Original Agreement” the right to use retail space agreement signed by Bright Noble on 28 November 2019 in relation to Shops K01-K08 in the food court of Lisboeta Macau

“Stock Exchange” The Stock Exchange of Hong Kong Limited

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

Hong Kong, 21 May 2021

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 an Executive Director, (iii) Ms. Leong In Ian, an Executive Director and (iv) Mr. Cheung Hon Kit, Mr. Yu Kam Yuen, Lincoln and Mr. Chan Pak Cheong Afonso, the Independent Non-Executive Directors.