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E Lighting Group Holdings Limited

壹照明集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

Stock Code : 8222

DISCLOSEABLE TRANSACTION IN RELATION TO TENANCY AGREEMENT

TENANCY AGREEMENT

The Board announces that a wholly-owned subsidiary of the Company as tenant finalised the terms with the landlord (Independent Third Parties) to enter a tenancy agreement for operation of retail stores of retail business of the Group.

IMPLICATIONS UNDER THE GEM LISTING RULES

In accordance with HKFRS 16 “Leases”, the Company recognises the value of the right-of-use assets on its consolidated statement of financial position in connection with the lease of the Premises. Accordingly, the lease transaction is regarded as an acquisition of assets by the Group for the purpose of the GEM Listing Rules.

As the applicable percentage ratios (as defined under Rule 19.07 of the GEM Listing Rules) for the lease transaction contemplated under the terms of the tenancy agreement exceed 5% but are below 25%, such transaction constitutes a discloseable transaction of the Company, and is subject to reporting and announcement requirements but exempt from Shareholders’ approval requirement.

INTRODUCTION

On 20 July 2026 (after trading hours), Real Luck Limited (a wholly-owned subsidiary of the Company) as tenant finalised the terms with Tang Kok Fong and Chuang Pi Yu as landlords to enter a tenancy agreement for operation of retail store of retail business of the Group.

TENANCY AGREEMENT

Principal terms of the tenancy agreement:

Effective Date:	1 August 2026
Parties:	(i) Tang Kok Fong and Chuang Pi Yu as landlords; and (ii) Real Luck Limited (a wholly-owned subsidiary of the Company) as tenant.
	To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the landlords are the Independent Third Parties.
Premises:	G/F, No. 623 Shanghai Street, Kowloon
Term:	Three years from 1 August 2026 to 31 July 2029 (both days inclusive).
The aggregate value of consideration payable:	Not less than HK\$1,360,000, being the monthly basic rental in aggregate for the term of three years (exclusive of rates, air-conditioning and management charges, promotion levy and all other outgoings). Tenant shall pay the lease payment on monthly basis by internal resources.
Formal agreement:	A formal tenancy agreement will be signed and executed by both parties on or before commencement of the lease term.

The value (unaudited) of the right-of-use asset to be recognised by the Company under the terms of tenancy agreements amounted to approximately HK\$1,234,000, which is the present value of total consideration payable at the inception of the lease term under the terms in accordance with HKFRS 16. Discount rate of 6.05% is applied to compute the present value of total consideration payable under the terms of tenancy agreements.

INFORMATION OF THE GROUP

The Group is principally engaged in retail chain business in lighting, designer label furniture and household products in Hong Kong.

REASONS FOR AND BENEFITS OF ENTERING THE TENANCY AGREEMENT

Due to nature of its retail business in Hong Kong, the Group has to enter into tenancy agreement for leasing of retail stores from time to time. It would be beneficial to lease the Premises as it can create synergies with the Group's existing retail network. It will also enable the Group to expand its retail network and lay the foundation for future growth in the long term.

The terms of the tenancy agreement (including the rental charge) were determined after arm's length negotiations between the parties and with reference to the open market rent of comparable properties in the nearby districts. The Board considers that the terms were entered into on normal commercial terms, in the ordinary and usual course of business of the Group and are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

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DEFINITIONS

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

"Board"	the board of Directors
"Company"	E Lighting Group Holdings Limited, an exempted company incorporated in the Cayman Islands with limited liability and the shares of which are listed on GEM (stock code: 8222)
"connected persons"	has the meaning ascribed to it under the GEM Listing Rules
"Director(s)"	the director(s) of the Company
"GEM"	GEM of the Stock Exchange
"GEM Listing Rules"	the Rules Governing the Listing of Securities on GEM
"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 dollar(s), the lawful currency of Hong Kong
“Independent Third Party”	a party independent of and not connected with the Company and its connected persons
“Premises ”	G/F, No. 623 Shanghai Street, Kowloon
“Shareholder(s)”	holder(s) of the share(s) of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent

By Order of the Board
E Lighting Group Holdings Limited
 壹照明集團控股有限公司
Hue Kwok Chiu
Chairman

Hong Kong, 20 July 2026

As at the date of this announcement, the executive Directors are Mr. Hue Kwok Chiu, Mr. Hui Kwok Keung Raymond and Mr. Hui Kwok Wing; the independent non-executive Directors are Mr. Chung Wai Man, Mr. Leung Wai Chuen and Ms. Wong Long Yan Milka.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM of the Stock Exchange for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will be published on the Stock Exchange’s website at www.hkexnews.hk and on the Company’s website at www.elighting.asia.