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PERFECT GROUP

保發集團

**PERFECT GROUP INTERNATIONAL HOLDINGS LIMITED**

**保發集團國際控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 3326)**

**CONTINUING CONNECTED TRANSACTION —  
RENEWAL OF TENANCY AGREEMENT**

On 7 August 2023 (after trading hours), Perfect (HK) entered into the New Tenancy Agreement with HK Perfect, pursuant to which Perfect (HK) agreed to renew the Existing Tenancy Agreement for a term of one year with monthly rent of HK\$310,000. The principal terms of the New Tenancy Agreement are set out below:

Parties:	HK Perfect as landlord and Perfect (HK) as tenant
Property being leased:	the premises of the main office situated at 26th Floor, YHC Tower, No. 1 Sheung Yuet Road, Kowloon, Hong Kong, together with the flat roof appurtenant thereto and car parking space nos. 2, 3, 4 and 15 on 2nd Floor, YHC Tower, No. 1 Sheung Yuet Road, Kowloon, Hong Kong
Term:	5 August 2023 to 4 August 2024 (both days inclusive)
Monthly rent:	HK\$310,000 per month exclusive of rates, government rent, management fees, air-condition charge, water charge, electricity charge, gas charge and all other outgoings

## **INFORMATION ON THE GROUP AND HK PERFECT**

The Group is principally engaged in designing, manufacturing and sales of high-end fine jewellery (primarily mounted with diamonds) and the investment in and development and sales and rental of properties for the Group's integrated and comprehensive industry park located at 1st Ring South Extension Foshan, Guangdong Province, the People's Republic of China. HK Perfect is principally engaged in property investment.

## **LISTING RULES IMPLICATIONS**

As at the date of this announcement, Mr. Kan is an executive Director and a Controlling Shareholder holding approximately 68.12% of the issued share capital of the Company. HK Perfect is 99% and 1% legally owned by Perfect Group and Mr. Kan (who holds such 1% legal interests in HK Perfect in trust for the benefit of Perfect Group), respectively. Perfect Group is wholly owned by Mr. Kan.

Therefore, HK Perfect is a connected person of the Company under Chapter 14A of the Listing Rules. Accordingly, the entering into of the New Tenancy Agreement and transactions contemplated thereunder constitute continuing connected transactions of the Company under Chapter 14A of the Listing Rules.

As all of the applicable percentage ratios (other than the profits ratio) are less than 25% on an annual basis and each of the annual cap is less than HK\$10,000,000, the transactions contemplated under the New Tenancy Agreement will be subject to reporting, announcement and annual review requirements but exempt from circular and Shareholders' approval requirements under Chapter 14A of the Listing Rules.

## **PROPOSED ANNUAL CAPS OF THE NEW TENANCY AGREEMENT**

The proposed annual caps for the two years ending 31 December 2023 and 2024 are HK\$3,720,000 and HK\$2,210,000, respectively. The annual cap amount of HK\$3,720,000 for the year ending 31 December 2023 is calculated by reference to the total rent payable under the Existing Tenancy Agreement and the New Tenancy Agreement in 2023. The annual cap amount of HK\$2,210,000 for the year ending 31 December 2024 is calculated by reference to the total rent payable under the remaining term of the New Tenancy Agreement in 2024, i.e. from 1 January 2024 to 4 August 2024.

The rent payable under the Existing Tenancy Agreement and the New Tenancy Agreement are determined based on the prevailing market rent of comparable premises. The terms of the New Tenancy agreement are on normal commercial terms or better and were negotiated on an arm's length basis with reference to the prevailing market rent of comparable premises in the vicinity and the current market rent of the Property as opined by an independent property valuer.

## **REASONS AND BENEFITS FOR ENTERING INTO THE NEW TENANCY AGREEMENT**

The Property is currently used by the Group as office and car parking premises. The Directors are of the view that the lease of the Property under the New Tenancy Agreement will help the Group maintain stability in operations and minimise the administrative time and cost for finding and relocating to new premises.

Mr. Kan and Mrs. Kan, who is the spouse of Mr. Kan, have abstained from voting in the Board meeting to approve the New Tenancy Agreement and the annual cap amounts in view of Mr. Kan's and Mrs. Kan's interests in HK Perfect. Save for Mr. Kan and Mrs. Kan, none of the Directors has any material interests in the New Tenancy Agreement and was required to abstain from voting in the aforesaid Board meeting.

The Directors (including the independent non-executive Directors) are of the view that:

- (i) the terms of the New Tenancy Agreement are on normal commercial terms or better that are fair and reasonable and in the interests of the Company and the Shareholders as a whole;
- (ii) the proposed annual caps are fair and reasonable; and
- (iii) the continuing connected transactions contemplated under the New Tenancy Agreement are and will be conducted in the ordinary and usual course of business of the Group and in the interests of the Company and the Shareholders as a whole.

## **DEFINITION**

In this announcement, unless the context otherwise requires, the following terms shall have the following meaning:

“Board”	the board of Directors
“BVI”	British Virgin Islands
“Company”	Perfect Group International Holdings Limited, an exempted company incorporated in the Cayman Islands with limited liability on 16 June 2015, the Shares of which are listed on the Main Board of the Stock Exchange (Stock code: 3326)
“connected person(s)”	has the meaning ascribed to it under the Listing Rules

“Controlling Shareholder(s)”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	director(s) of the Company
“Existing Tenancy Agreement”	the tenancy agreement dated 5 August 2022 entered into between HK Perfect as landlord and Perfect (HK) as tenant in relation to the leasing of the Property for a term of one year commencing on 5 August 2022 with monthly rent of HK\$310,000
“Group”	the Company and its subsidiaries
“HK Perfect”	Hong Kong Perfect Jewellery Company Limited, a company incorporated in Hong Kong with limited liability on 14 June 1985, which is 100% beneficially owned by Perfect Group, and 99% and 1% legally owned by Perfect Group and Mr. Kan (which holds such 1% legal interests in HK Perfect in trust for the benefit of Perfect Group), respectively
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Mr. Kan”	Mr. Kan Kin Kwong, the founder of the Group, the chairman of the Board, the chief executive officer of the Company, an executive Director, a Controlling Shareholder and the spouse of Mrs. Kan
“Mrs. Kan”	Ms. Shek Mei Chun, an executive Director and the spouse of Mr. Kan
“New Tenancy Agreement”	the tenancy agreement dated 7 August 2023 entered into between HK Perfect as landlord and Perfect (HK) as tenant in relation to the leasing of the Property for a term of one year commencing on 5 August 2023 with monthly rent of HK\$310,000

“Perfect (HK)”	Perfect Group International Holdings (HK) Limited, a company incorporated in Hong Kong with limited liability on 23 June 2015, which is an indirect wholly-owned subsidiary of the Company
“Perfect Group”	Perfect Group (HK) Holding Co. Ltd, a BVI business company incorporated in the BVI with limited liability on 28 September 2010, which is wholly-owned by Mr. Kan
“Property”	the premises of the main office situated at 26th Floor, YHC Tower, No. 1 Sheung Yuet Road, Kowloon, Hong Kong, together with the flat roof appurtenant thereto and car parking space nos. 2, 3, 4 and 15 on 2nd Floor, YHC Tower, No. 1 Sheung Yuet Road, Kowloon, Hong Kong
“Shareholder(s)”	holder(s) of the ordinary shares with par value of one third Hong Kong cent each in the share capital of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent.

By order of the Board  
**Perfect Group International Holdings Limited**  
**Kan Kin Kwong**  
*Chairman*

Hong Kong, 7 August 2023

*As at the date of this announcement, the executive Directors are Mr. Kan Kin Kwong, Ms. Shek Mei Chun and Mr. Chung Chi Keung; and the independent non-executive Directors are Mr. Fan Chor Ho, Mr. Lee Ka Wing and Mr. Wong Wai Keung Frederick.*