

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.



**SUPPLEMENTAL ANNOUNCEMENT
MAJOR TRANSACTION
IN RELATION TO LEASE AGREEMENTS**

Reference is made to the announcement of Deson Development International Holdings Limited (the “**Company**”) dated 25 June 2024 in relation to lease agreements (the “**Announcement**”). Unless otherwise specified, all capitalised terms used herein have the same meaning as those defined in the Announcement.

THE SUPPLEMENTAL AGREEMENTS

The Board announces that on 12 July 2024 (after trading hours), the Company entered into eight supplemental agreements (the “**Supplemental Agreements**”) in respect of the lease of the Premises with the Lessors to supplement certain terms of the Lease Agreements, the amendments of which are set out below:

1. The monthly rent for each Premises is payable in advance by the Lessee to the Lessors on the 1st day of each calendar month. The Lessee shall only be required to commence payment of the monthly rent after all conditions precedent have been fulfilled. The security deposit for each Premises is refundable and shall be returned to the Lessee within 5 days following the end of the lease term. The security deposits shall not be used to offset any rent payable under the Lease Agreements; and
2. Any adjustment upward or downward of the monthly rent for each Premises shall be negotiated every three years based on the then prevailing market rent with reference to the market rent valuation of the Premises performed by an independent property valuer at the end of every three years term **PROVIDED THAT** any adjustment upward of the monthly rent for each Premises every three years term shall not exceed 5% of that of the last agreed monthly rent throughout the 15 years lease term.

* *For identification purposes only*

Save as supplemented and disclosed above, all the other terms and conditions of the Lease Agreements remain unchanged.

By Order of the Board
Deson Development International Holdings Limited
Tjia Boen Sien
Managing Director and Chairman

Hong Kong, 12 July 2024

As at the date of this announcement, the executive Directors of the Company are Mr. Tjia Boen Sien, Mr. Wang Jing Ning, Mr. Tjia Wai Yip, William and Ms. Tse Hoi Ying, the independent non-executive Directors of the Company are Dr. Ho Chung Tai, Raymond, Ir Siu Man Po, Mr. Siu Kam Chau and Mr. Song Sio Chong.