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PROSPEROUS FUTURE HOLDINGS LIMITED
未來發展控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1259)

DISCLOSEABLE TRANSACTION IN RELATION TO TENANCY AGREEMENT

TENANCY AGREEMENT

The Board announces that on 24 June 2026, PFH FinTech, an indirect wholly-owned subsidiary of the Company, as tenant, has entered into the Tenancy Agreement in respect of renewal of the lease of the Premises.

LISTING RULES IMPLICATIONS

Pursuant to IFRS 16, the entering into of the Tenancy Agreement by PFH FinTech as tenant will require the Group to recognise the Premises as right-of-use asset. Accordingly, the transaction contemplated under the Tenancy Agreement will be regarded as an acquisition of asset by the Company under the Listing Rules. The value of right-of-use asset recognised by the Company under the Tenancy Agreement amounted to approximately HK$4.95 million.

As the highest applicable percentage ratios in respect of the acquisition of right-of-use asset recognised by the Group under the Tenancy Agreement exceeds 5% but is less than 25%, the entering into of the Tenancy Agreement constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements but is exempt from Shareholders' approval under Chapter 14 of the Listing Rules.

TENANCY AGREEMENT

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The principal terms of the Tenancy Agreement are set out below:

Date of the Tenancy Agreement:	24 June 2026
Parties:	PFH FinTech, as tenant, and Hornbrook Investment Limited, as landlord
Premises:	Units 704 and 705A, 7th Floor, Empire Centre, 68 Mody Road, Tsim Sha Tsui, Kowloon, Hong Kong
User:	For use only by PFH FinTech as office premises.
Term:	Three years commencing on 1 July 2026 and expiring on 30 June 2029 (both days inclusive).
Total rent payable:	The total rent payable under the term pursuant to the Tenancy Agreement is approximately HK$5.35 million and is exclusive of management fee, air-conditioning charge and government rates.
Security deposit:	Approximately HK$795,000, equivalent to four months' monthly rental, management fees, air-conditioning charge and one quarter of government rates payable to the Landlord on or before the signing of the Tenancy Agreement.

INFORMATION OF THE PARTIES

PFH FinTech is an indirect wholly-owned subsidiary of the Company and is principally engaged in provision of management services.

The landlord is principally engaged in property investment. To the best of the knowledge, information and belief of the Directors, and having made all reasonable enquiries, the landlord and its ultimate beneficial owners are third parties independent of the Company and its connected persons. The landlord, namely Hornbrook Investment Limited, is a company incorporated in the Republic of Liberia and continued in the British Virgin Islands with limited liability and is ultimately owned as to 50% by Mr. Robert Ng Chee Siong and 50% by Mr. Philip Ng Chee Tat.

REASONS FOR AND BENEFITS OF ENTERING INTO THE TENANCY AGREEMENT

The principal activity of the Company is investment holding. The subsidiaries of the Company are principally engaged in the provision of food and beverage services, provision of financial business, properties holding and investment holding. The Board is of the view that the entering into the Tenancy Agreement to renew the lease of the Premises will (i) maintain the stability of the operations of the Group; (ii) avoid any unnecessary disruption to the operations of the Group; and (iii) minimize any unnecessary relocation costs.

The terms of the Tenancy Agreement, including the amount of rent, were reached after arm's length negotiations and on normal commercial terms between the parties and were determined with reference to the prevailing market rent for comparable premises in the vicinity of the Premises. In view of the above, the Board considers that the terms of the Tenancy Agreement are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

LISTING RULES IMPLICATIONS

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DEFINITIONS

In this announcement, the following expressions have the meanings set out below unless the context requires otherwise:

"Board"	the board of Directors
"Company"	Prosperous Future Holdings Limited, a company incorporated in the Cayman Islands with limited liability and the issued shares of which are listed on the Stock Exchange (stock code: 1259)
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the directors 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
"IFRS"	International Financial Reporting Standards issued by the International Accounting Standard Board
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"PFH FinTech"	PFH FinTech Limited, a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company
"Premises"	the property located at Units 704 and 705A, 7th Floor, Empire Centre, 68 Mody Road, Tsim Sha Tsui, Kowloon, Hong Kong
"Shareholder(s)"	holders of the issued shares in the Company from time to time
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Tenancy Agreement"	the tenancy agreement entered into between PFH FinTech as tenant and Hornbrook Investment Limited as landlord in relation to renewal of the lease of the Premises
"%"	per cent.

By order of the Board
Prosperous Future Holdings Limited
Lau Ka Ho
Chief Executive Officer and Executive Director

Hong Kong, 24 June 2026

As at the date of this announcement, the Board comprises (i) two executive Directors, namely Mr. Lau Ka Ho and Mr. Yu Ching Him; (ii) one non-executive Director, namely Mr. Sze Wine Him Jaime; and (iii) three independent non-executive Directors, namely Ms. Chan Sze Man, Ms. Bu Yanan and Mr. Wong Sai Hung.