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LISI GROUP (HOLDINGS) LIMITED
利時集團（控股）有限公司

(Incorporated in Bermuda with limited liability)
(Stock Code: 526)

CONNECTED TRANSACTION IN RELATION TO NEW LEASE AGREEMENT

THE NEW LEASE AGREEMENT

The Board announces that on 11 September 2026, as the Old Lease Agreement will expire on 30 September 2026, the New Lease Agreement was entered into between Lisi Household, a wholly owned subsidiary of the Company, as lessee and Da Mei as lessor regarding the renewal of the leasing of the Property for a period of three years commencing from 1 October 2026 to 30 September 2029 at a monthly rental of RMB752,167 (the Old Lease Agreement: RMB752,167).

Pursuant to HKFRS 16, the Property leased under the New Lease Agreement will be recognised as right-of-use assets with the aggregate consideration of approximately RMB24 million, and the transaction contemplated under the New Lease Agreement will be recognised as the acquisition of right-of-use assets which will constitute a one-off connected transaction of the Company under Chapter 14A of the Listing Rules. Shareholders should note that the above figure is unaudited and may be subject to adjustment in the future.

LISTING RULES IMPLICATIONS

As at the date of this announcement, Da Mei is a non-wholly owned subsidiary of Lisi Group, in which Lisi Group owns 58.34%, Big-Max owns 38.92% and Lisi Plastics owns 2.74% of its equity interest respectively.

Da Mei in turn is ultimately beneficially owned as to (i) 0.09% by Mr Xu Jinbo (許金波), being the Chairman and the executive Director of the Company; (ii) 98.20% by Mr Li Lixin (李立新), being the former Chairman, former executive Director and substantial Shareholder of the Company, and his son; (iii) 0.85% by Mr Li Zhihong (李志鴻), being the father of Mr Li Lixin (李立新); (iv) 0.09% by Mr Cheng Jianhe (程建和), being a former executive Director; (v) 0.09% by Ms Jin Yaxue (金亞雪), being a former executive Director; and (vi) 0.68% by Mr Ji Bao (吉寶). To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, Mr Ji Bao (吉寶) is a third party independent of the Company and connected person(s) of the Company.

Therefore, Da Mei is a connected person of the Company. As the highest applicable percentage ratio (as defined in the Listing Rules) in respect of the transaction contemplated under the New Lease Agreement exceeds 0.1% but is less than 5%, the transaction contemplated under the New Lease Agreement is subject to the reporting and announcement requirements but exempt from the circular and independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

THE NEW LEASE AGREEMENT

The Board announces that on 11 September 2026, as the Old Lease Agreement will expire on 30 September 2026, the New Lease Agreement was entered into between Lisi Household, a wholly owned subsidiary of the Company, as lessee and Da Mei as lessor regarding the renewal of the leasing of the Property for a period of three years commencing from 1 October 2026 and expiring on 30 September 2029 as detailed below:

Date

11 September 2026

Parties

(i) Da Mei (Ningbo) New Materials Company Limited* (達美(寧波)新材料有限公司) as the lessor; and

(ii) Ningbo Lisi Household Products Company Limited* (寧波利時日用品有限公司) as the lessee.

Da Mei is principally engaged in property holding. As at the date of this announcement, Da Mei is a non-wholly owned subsidiary of Lisi Group, in which Lisi Group owns 58.34%, Big-Max owns 38.92% and Lisi Plastics owns 2.74% of its equity interest respectively.

Da Mei in turn is ultimately beneficially owned as to (i) 0.09% by Mr Xu Jinbo (許金波), being the Chairman and the executive Director of the Company; (ii) 98.20% by Mr Li Lixin (李立新), being the former Chairman, former executive Director and substantial Shareholder of the Company, and his son; (iii) 0.85% by Mr Li Zhihong (李志鴻), being the father of Mr Li Lixin (李立新); (iv) 0.09% by Mr Cheng Jianhe (程建和), being a former executive Director; (v) 0.09% by Ms Jin Yaxue (金亞雪), being a former executive Director; and (vi) 0.68% by Mr Ji Bao (吉寶). To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, Mr Ji Bao (吉寶) is a third party independent of the Company and connected person(s) of the Company. Therefore, Da Mei is a connected person of the Company under Chapter 14A of the Listing Rules.

Subject Matter

Da Mei shall lease the Property to Lisi Household pursuant to the terms and conditions of the New Lease Agreement.

Details of Property

Description	**Approximate gross area**
Workshop (1st Floor)	24,823.56 sq.m.
Workshop (2nd Floor)	15,055.93 sq.m.
Office (2nd to 5th Floor)	10,759.49 sq.m.

Term

The New Lease Agreement is for the period of three years commencing from 1 October 2026 to 30 September 2029.

Consideration

The monthly rental for the Property under the New Lease Agreement shall be RMB752,167 (the Old Lease Agreement: RMB752,167) and is expected to be financed by internal resources of the Group. The monthly rental is comparable to the market rental charge for adjacent lands and buildings in the local property market. A security deposit equivalent to one month's rental will be paid to Da Mei within 30 days from the effective date of the New Lease Agreement. The rental shall be payable quarterly.

REASONS FOR AND BENEFITS OF THE NEW LEASE AGREEMENT

The Group is principally engaged in (i) manufacturing and trading of household products; (ii) operation of supermarkets and property rental services; (iii) wholesale of wine and electrical appliances; and (iv) investments holding.

The New Lease Agreement will enable Lisi Household to continue to make use of the Property as its factory and office, which will enhance the operation and management capacity of the Group and facilitate the continuing smooth operation of Lisi Household's businesses. The New Lease Agreement is a renewal of the Old Lease Agreement which will expire on 30 September 2026.

The Board (including the independent non-executive Directors) are of the view that the transaction contemplated under the New Lease Agreement is conducted in the ordinary and usual course of the business of the Group and the terms of the New Lease Agreement are fair and reasonable, and on normal commercial terms or better. The Board thus considers that the transaction contemplated under the New Lease Agreement is in the interests of the Company and the Shareholders as a whole.

Since Mr Xu Jinbo (許金波), who is the Chairman and the executive Director of the Company, has an interest in the New Lease Agreement, he has abstained from voting on the Board resolutions approving the New Lease Agreement.

LISTING RULES IMPLICATIONS

As at the date of this announcement, Da Mei is a non-wholly owned subsidiary of Lisi Group, in which Lisi Group owns 58.34%, Big-Max owns 38.92% and Lisi Plastics owns 2.74% of its equity interest respectively.

Da Mei in turn is ultimately beneficially owned as to (i) 0.09% by Mr Xu Jinbo (許金波), being the Chairman and the executive Director of the Company; (ii) 98.20% by Mr Li Lixin (李立新), being the former Chairman, former executive Director and substantial Shareholder of the Company, and his son; (iii) 0.85% by Mr Li Zhihong (李志鴻), being the father of Mr Li Lixin (李立新); (iv) 0.09% by Mr Cheng Jianhe (程建和), being a former executive Director; (v) 0.09% by Ms Jin Yaxue (金亞雪), being a former executive Director; and (vi) 0.68% by Mr Ji Bao (吉寶). To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, Mr Ji Bao (吉寶) is a third party independent of the Company and connected person(s) of the Company.

Therefore, Da Mei is a connected person of the Company under Chapter 14A of the Listing Rules. The HKFRS applicable to the Group includes HKFRS 16 "Leases". Pursuant to HKFRS 16, the Property leased under the New Lease Agreement will be recognised as right-of-use assets with the aggregate consideration of approximately RMB24 million and the transaction contemplated under the New Lease Agreement will be recognised as the acquisition of right-of-use assets which will constitute a one-off connected transaction of the Company under Chapter 14A of the Listing Rules. Shareholders should note that the above figure is unaudited and may be subject to adjustment in the future. Since the highest applicable percentage ratios (as defined in the Listing Rules) in respect of the transaction contemplated under the New Lease Agreement exceeds 0.1% but is less than 5%, the transaction contemplated under the New Lease Agreement is subject to reporting and announcement requirements but is exempted from the circular and independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following words and phrases have the following meanings:

"Big-Max"	Big-Max Manufacturing Co., Limited, a company incorporated in Hong Kong with limited liability
"Board"	the board of Directors of the Company
"Company"	Lisi Group (Holdings) Limited (stock code: 526), a company incorporated in Bermuda with limited liability, the issued Shares of which are listed on the main board of the Stock Exchange
"connected person"	has the meaning ascribed to it under the Listing Rules
"Da Mei"	Da Mei (Ningbo) New Materials Company Limited* (達美(寧波)新材料有限公司), a sino-foreign equity joint venture incorporated under the laws of the PRC
"Director(s)"	the director(s) of the Company
"Group"	the Company and its subsidiaries
"HKFRS"	Hong Kong Financial Reporting Standards
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC

"Lisi Group"	Lisi Group Co., Ltd* (利時集團股份有限公司), a company established in the PRC
"Lisi Household"	Ningbo Lisi Household Products Company Limited* (寧波利時日用品有限公司), a wholly foreign owned enterprise established in the PRC and a wholly owned subsidiary of the Company
"Lisi Plastics"	Ningbo Lisi Plastics Company Limited* (寧波利時塑膠有限公司), a company established in the PRC
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"New Lease Agreement"	the lease agreement dated 11 September 2026 entered into between Da Mei (as lessor) and Lisi Household (as lessee) relating to the leasing of the Property
"Old Lease Agreement"	the lease agreement dated 29 August 2025 entered into between Da Mei (as lessor) and Lisi Household (as lessee) relating to the leasing of the Property
"PRC"	The People's Republic of China, which for the purpose of this announcement and unless context suggests otherwise, excludes Hong Kong, the Macau Special Administrative Region and Taiwan
"Property"	39,879.49 square meters of factory space and 10,759.49 square meters of office premises located in situated at 518 Cheng Xin Lu, Yinzhou Investment and Business Incubation of Ningbo, PRC* (中國寧波市鄞州區投資創業中心誠信路518號) which is the subject matter of the New Lease Agreement
"RMB"	Renminbi, the lawful currency of the PRC
"Shareholders"	shareholders of the Company
"sq.m"	square meter(s)

"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"%"	per cent

By Order of the Board
LISI GROUP (HOLDINGS) LIMITED
Xu Jinbo
Chairman and Executive Director

Hong Kong, 11 September 2026

As at the date of this announcement, the Board comprises Mr Xu Jinbo, Mr Wang Yong and Mr Wang Bo being executive Directors, and Ms Ke Yue, Mr Jiang Yuexiang and Mr Kong Linghua being independent non-executive Directors.

* *for identification purpose only*