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BRIGHT SMART SECURITIES & COMMODITIES GROUP LIMITED

耀才證券金融集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1428)

SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO CONNECTED TRANSACTIONS AMENDMENT AGREEMENTS TO TENANCY AGREEMENTS

Reference is made to the announcement of the Company dated 31 December 2025 (the “**Announcement**”) in relation to the Amendment Agreements. Capitalised terms used herein shall have the same meanings as defined in the Announcement, unless the context requires otherwise.

As disclosed in the Announcement, the value of the right-of-use asset to be recognised by the Company under the Amendment Agreements in the aggregate is expected to be approximately HK\$80,584,000. The Company would like to provide the following supplemental information regarding the value of right-of-use assets of the Amendment Agreements:

Amendment Agreement	Value of the right-of-use asset (HK\$)
Amendment Agreement to 10/F Wing On Tenancy Agreement	19,872,000
Amendment Agreement to 23/F Wing On Tenancy Agreement	13,560,000
Amendment Agreement to Peter Building Tenancy Agreement	8,417,000
Amendment Agreement to Tai Po Tenancy Agreement	5,377,000
Amendment Agreement to Golden Hill Tenancy Agreement	3,741,000
Amendment Agreement to Honour House Tenancy Agreement	17,558,000

Amendment Agreement to Pok Fu Lam Tenancy Agreement	11,222,000
Amendment Agreement to Floral Tower Car Parking Spaces Tenancy Agreement	463,000
Amendment Agreement to The Center Car Parking Spaces Tenancy Agreement	304,000
Amendment Agreement to Vantage Park Car Parking Space Tenancy Agreement	70,000
Total	80,584,000

Save as disclosed above, all other information as set out in the Announcement remains unchanged and shall continue to be valid for all purposes. This announcement is supplemental to and should be read in conjunction with the Announcement.

By Order of the Board
Bright Smart Securities & Commodities Group Limited
Hui Yik Bun
Executive Director and Chief Executive Officer

Hong Kong, 7 January 2026

As at the date of this announcement, the Board comprises Mr. Yip Mow Lum (Chairman), Mr. Hui Yik Bun (Chief Executive Officer), Mr. Chan Wing Shing, Wilson as Executive Directors; and Mr. Yu Yun Kong, Mr. Szeto Wai Sun, Mr. Ling Kwok Fai, Joseph and Ms. Wong Ting Ting, Priscilla as Independent Non-executive Directors.