耀才證券
BRIGHT SMART SECURITIES
香港交易所上市公司(1428)

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)

TERMINATION OF CONNECTED TRANSACTIONS

This announcement is made by Bright Smart Securities & Commodities Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 14A.35 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**"). Reference is made to the announcement of the Company dated 31 December 2025 and the supplemental announcement of the Company dated 7 January 2026 (together, the "**Announcements**") in relation to the amended agreements to the tenancy agreements. Unless otherwise defined, capitalised terms used herein shall have the same meanings as those in the Announcements.

On 31 August 2026, Ideal Magic Limited, an indirect wholly-owned subsidiary of the Company, as tenant, entered into three separate surrender agreements (collectively, the "**Termination Agreements**") with each of Realmate Limited, Great Challenge Limited and Eastkind Investment Limited, each of which is wholly owned by Mr. Yip (resigned as chairman of the board (the "**Board**") of directors of the Company on 9 April 2026 and as a director of the Company on 10 April 2026), as landlords, to terminate, with effect from 31 August 2026, the Pok Fu Lam Tenancy Agreement, the Floral Tower Car Parking Spaces Tenancy Agreement and the Vantage Park Car Parking Space Tenancy Agreement (each as amended by the corresponding Amendment Agreement) (collectively, the "**Relevant Tenancy Agreements**"). Pursuant to the Termination Agreements, upon delivery up of vacant possession of the properties and car parking spaces let under the Relevant Tenancy Agreements on 31 August 2026 and settlement of rent up to and including that date, each party will release the other from all claims, demands and liabilities under the Relevant Tenancy Agreements, and the landlords will refund the balance (if any) of the corresponding security deposits, without interest, within three days thereafter. No termination fee or other compensation is payable by any party in respect of the early termination of the Relevant Tenancy Agreements.

The Board is of the view that the termination of the connected transactions constituted by the Relevant Tenancy Agreements is in the best interests of the Company and its Shareholders as a whole and will not have any material impact on the business operations or financial position of the Group.

By Order of the Board
Bright Smart Securities & Commodities Group Limited
Zheng Yanlan
Executive Director and Chief Executive Officer

Hong Kong, 31 August 2026

As at the date of this announcement, the Board comprises Ms. Zheng Yanlan (Chief Executive Officer) and Mr. Hui Yik Bun (co-Chief Executive Officer) as Executive Directors; Mr. Huang Hao (Chairman), Mr. Liu Zheng and Mr. Richard Chih-Chiu Lin as Non-executive Directors; and Mr. Johnny Chen, Dr. Jiang Guorong, Mr. Hung Cheung Fuk and Prof. Zhang Qian as Independent Non-executive Directors.