AEON STORES (HONG KONG) CO., LIMITED
永旺(香港)百貨有限公司

(Incorporated in Hong Kong with limited liability)

(Stock code: 984)

VARIATION TO TERMS OF TENANCY AGREEMENT

Reference is made to the circular (the "**2020 Circular**") of AEON Stores (Hong Kong) Co., Limited (the "**Company**", together with its subsidiaries, the "**Group**") dated 18 September 2020 in relation to the major transaction involving the Lease Renewal Agreement dated 8 July 2020 in respect of the 2020 Premises entered into by ASC, a wholly-owned subsidiary of the Company, and the Landlord for a term of 11 years commenced from 27 November 2023 and ending on 26 November 2034 (both dates inclusive) with the total rent (excluding tax) payable during the term of approximately RMB585 million exclusive of management fee, other charges and outgoings.

Reference is also made to the circular (the "**2024 Circular**") of the Company dated 6 December 2024 in relation to, among others, the major transaction involving (a) the First Supplemental Agreement dated 26 November 2024 in relation to, among others, the reduction of leasing area of the 2020 Premises from 70,886m^2 to 67,449.45m^2, and the reduction of rental area of the 2020 Premises from 68,845m^2 to 65,251.23m^2; and (b) the Second Supplemental Agreement dated 26 November 2024 in relation to, among others, the handover of the 2024 Premises which is in addition to the 2020 Premises (as reduced by the First Supplemental Agreement, and collectively, the "**Premises**") by the Landlord to ASC. Unless the context otherwise requires, capitalised terms used herein shall have the same meanings as those defined in the 2020 Circular and the 2024 Circular.

The Company is pleased to announce that ASC, a wholly-owned subsidiary of the Company, and the Landlord entered into a third supplemental agreement to the Lease Renewal Agreement (the "**Third Supplemental Agreement**") in relation to the reduction of the rental unit rates in relation to the Premises.

The rent payable by ASC under the Lease Renewal Agreement (as amended and supplemented by the First Supplemental Agreement and Second Supplemental Agreement, the "**Original Arrangement**") has been reduced pursuant to the Third Supplemental Agreement. The total rent (excluding tax) payable by ASC during the remaining term has been reduced from approximately RMB495 million to approximately RMB359 million pursuant to the Third Supplemental Agreement.

Save and except as disclosed above, all other terms of the Original Arrangement remain in full force and effect.

REASONS FOR AND BENEFITS OF ENTERING INTO THE THIRD SUPPLEMENTAL AGREEMENT

The terms of the Third Supplemental Agreement were negotiated on an arm's length basis between ASC and the Landlord. The Board considers that the Third Supplemental Agreement brought forth a significant rental concession from the Landlord. Having considered that the major change under the Third Supplemental Agreement is the rental reduction, which is favourable to the Group, the Directors (including the independent non-executive Directors) are of the view that the Third Supplemental Agreement does not constitute a material variation of terms of the Original Arrangement and the terms of the Third Supplemental Agreement are on normal commercial terms, fair and reasonable, and in the interests of the Company and its Shareholders as a whole.

By Order of the Board
AEON Stores (Hong Kong) Co., Limited
Tsukasa KONNO
Chairman

Hong Kong, 16 September 2026

As at the date of this announcement, the Executive Directors are Mr. Takenori Nagashima and Mr. Shinya Hisanaga; the Non-executive Directors are Mr. Tsukasa Konno, Mr. Wei Aiguo and Mr. Yasutoshi Yokochi; and the Independent Non-executive Directors are Mr. Hideto Mizuno, Ms. Shum Wing Ting and Ms. Wong Mei Ling.