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## **Regina Miracle International (Holdings) Limited**

**維珍妮國際(控股)有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 2199)**

### **CONNECTED TRANSACTION**

### **RENEWAL OF PROPERTY LEASING AGREEMENT**

References are made to (i) the announcement of the Company dated 11 September 2024 in relation to the 2024 RM Innovative Living Units Leasing Agreement entered into between RM Innovative and RM Investment; (ii) the announcement of the Company dated 27 March 2025 in relation to (a) the 2025 Lijing RM Factory (Phase I) Leasing Agreement entered into between Lijing RM and RM Technology, (b) the 2025 Lijing RM Living Units Leasing Agreement entered into between Lijing RM and RM Investment, (c) the 2025 Lijing RM Factory (Phase II) Leasing Agreement entered into between Lijing RM and RM Technology and (d) the 2025 RM Innovative Factory (Phase II) Leasing Agreement entered into between RM Innovative and RM Technology; and (iii) the announcement of the Company dated 26 June 2025 in relation to the 2025 RM Innovative Property Leasing Agreement entered into between RM Technology and RM Innovative (the “**Announcements**”). Unless otherwise stated, definitions and terms used herein shall have the same meanings as those defined in the Announcements.

The Board announces that on 2 September 2025, RM Innovative, an indirectly wholly-owned subsidiary of the Company, entered into a new property leasing agreement with RM Investment Premises (the “**2025 RM Innovative Living Units Leasing Agreement**”) in view of the 2024 RM Innovative Living Units Leasing Agreement shall expire on 30 September 2025. The 2025 RM Innovative Living Units Leasing Agreement shall become effective on 1 October 2025, pursuant to which RM Innovative agreed to lease from RM Investment the Premise for a term of one year commencing from 1 October 2025 to 30 September 2026 at a monthly rent of RMB210,916.80 (equivalent to approximately HK\$229,899.31).

As each of RM Technology and RM Investment is indirectly wholly-owned by Mr. Hung, the chairman, chief executive officer, executive Director and a controlling shareholder of the Company, each of RM Technology and RM Investment is a connected person of the Company and the transactions contemplated under (i) the 2025 RM Innovative Living Units Leasing Agreement, (ii) the 2025 Lijing RM Factory (Phase I) Leasing Agreement, (iii) the 2025 Lijing RM Living Units Leasing Agreement, (iv) the 2025 Lijing RM Factory (Phase II) Leasing Agreement, (v) the 2025 RM Innovative Factory (Phase II) Leasing Agreement, and (vi) the 2025 RM Innovative Property Leasing Agreement constitute connected transactions of the Company under Chapter 14A of the Listing Rules.

Since RM Technology and RM Investment are connected persons of the Company by virtue of their relationship with Mr. Hung and the Group's transactions with these entities are property leases of similar nature in Zhaoqing, the property lease transactions with RM Technology as contemplated under (i) the 2025 RM Innovative Property Leasing Agreement, (ii) the 2025 Lijing RM Factory (Phase I) Leasing Agreement, (iii) the 2025 Lijing RM Factory (Phase II) Leasing Agreement, (iv) 2025 RM Innovative Factory (Phase II) Leasing Agreement, and with RM Investment as contemplated under (i) the 2025 RM Innovative Living Units Leasing Agreement and (ii) the 2025 Lijing RM Living Units Leasing Agreement, will be aggregated and treated as if they were one transaction pursuant to Rules 14A.82(1) and 14A.83 of the Listing Rules.

As the highest relevant percentage ratio under the Listing Rules in respect of the property lease transactions with RM Technology as contemplated under (i) the 2025 RM Innovative Property Leasing Agreement, (ii) the 2025 Lijing RM Factory (Phase I) Leasing Agreement, (iii) the 2025 Lijing RM Factory (Phase II) Leasing Agreement, (iv) 2025 RM Innovative Factory (Phase II) Leasing Agreement, and the property lease transactions with RM Investment as contemplated under (i) the 2025 RM Innovative Living Units Leasing Agreement and (ii) the 2025 Lijing RM Living Units Leasing Agreement, as aggregated, in each case is expected to be more than 0.1% but less than 5.0%, the transactions contemplated thereunder will be subject to reporting, annual review and announcement requirements under Chapter 14A of the Listing Rules but are exempt from the circular (including independent financial advice) and independent shareholders' approval requirements. Mr. Hung has abstained from voting on the Board resolutions of the Company to approve (i) the 2025 RM Innovative Living Units Leasing Agreement, (ii) the 2025 Lijing RM Factory (Phase I) Leasing Agreement, (iii) the 2025 Lijing RM Living Units Leasing Agreement, (iv) the 2025 Lijing RM Factory (Phase II) Leasing Agreement, (v) the 2025 RM Innovative Factory (Phase II) Leasing Agreement, and (vi) the 2025 RM Innovative Property Leasing Agreement and the transactions contemplated thereunder.

## 1. THE 2025 RM INNOVATIVE LIVING UNITS LEASING AGREEMENT

Principal terms of the 2025 RM Innovative Living Units Leasing Agreement are set out as follows:

**Date:** 2 September 2025

**Parties:** (i) RM Investment, as landlord  
(ii) RM Innovative, as tenant

**Premises:** 128 apartment units located at Building 1, Poly Heyue Garden, No. 8 Yanyang Avenue, Zhaoqing New District, Zhaoqing, Guangdong Province, PRC, with a gross floor area of approximately 14,061 square meters (“**Premises**”).

**Principal Use:** The Premises shall be used by the tenant as staff accommodation facilities. The principal use of the Premises shall not be changed without RM Investment’s prior written consent.

**Term:** 12 months commencing on 1 October 2025 and ending on 30 September 2026 (both dates inclusive). The tenant may terminate the agreement before the expiry of its term by giving a three months’ notice to RM Investment. The tenant may by giving RM Investment a one months’ notice before the expiry of the agreement request for the renewal of the lease. RM Investment and the tenant shall enter into a renewal property leasing agreement for such renewal.

**Rent:** A monthly rent of RMB210,916.80 (equivalent to approximately HK\$229,899.31), exclusive of utility charges, payable on a monthly basis, or as separately agreed.

**Rental Deposit:** A total deposit of RMB632,750.40 (equivalent to approximately HK\$689,697.94), which is equivalent to three months’ rent.

### **Basis for Determination of the Consideration**

The rent was determined on the basis of arm’s length negotiation between the parties after taking into account (i) the market rent of the Premises and (ii) various conditions of the Premises, including but not limited to the location of the Premises as well as the management services associated with the Premises.

## **2. REASONS FOR THE TRANSACTION**

The purpose of entering into the 2025 RM Innovative Living Units Leasing Agreement is to provide accommodation for the Group's staff in Zhaoqing and to facilitate the relocation of the Group's production based in Shenzhen to the industrial park in Zhaoqing New District in the Greater Bay Area. The Board considers the Premises' proximity to the production facilities would add value to the Group's business expansion and benefit the Group's employees.

The terms of the 2025 RM Innovative Living Units Leasing Agreement was determined after arm's length negotiation between RM Investment and RM Innovative, respectively, with reference to the prevailing market rent and conditions. The Directors (including the independent non-executive Directors but excluding Mr. Hung) consider that the 2025 RM Innovative Living Units Leasing Agreement was entered into in the ordinary and usual course of business of the Group on normal commercial terms and the terms of the 2025 RM Innovative Living Units Leasing Agreement are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

## **3. GENERAL INFORMATION**

RM Investment is an investment holding company indirectly wholly-owned by Mr. Hung. RM Innovative is an indirectly wholly-owned subsidiary of the Company, and is principally engaged in manufacturing of products in Zhaoqing.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, as at the date of this announcement, the entire issued share capital of RM Investment is indirectly wholly-owned by Mr. Hung.

The Group is principally engaged in the design and manufacturing of a wide range of intimate wear and bra pads, sports products, consumer electronic components and footwear, and facilitate cross-sector and cross-category applications and functional sports products.

## **4. LISTING RULES IMPLICATIONS**

As each of RM Technology and RM Investment is indirectly wholly-owned by Mr. Hung, the chairman, chief executive officer, executive Director and a controlling shareholder of the Company, each of RM Technology and RM Investment is a connected person of the Company and the transactions contemplated under (i) the 2025 RM Innovative Living Units Leasing Agreement, (ii) the 2025 Lijing RM Factory (Phase I) Leasing Agreement, (iii) the 2025 Lijing RM Living Units Leasing Agreement, (iv) the 2025 Lijing RM Factory (Phase II) Leasing Agreement, (v) the 2025 RM Innovative Factory (Phase II) Leasing Agreement, and (vi) the 2025 RM Innovative Property Leasing Agreement constitute connected transactions of the Company under Chapter 14A of the Listing Rules.

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*For the purpose of this announcement, unless otherwise indicated, conversion of RMB into HK\$ is calculated at the approximate exchange rate of RMB1 to HK\$1.09. This exchange rate is for illustration purpose only and does not constitute a representation that any amounts have been, could have been, or may be exchanged at this or any other rate at all.*

By Order of the Board  
**Regina Miracle International (Holdings) Limited**  
**Yiu Kar Chun Antony**  
*Executive Director*

Hong Kong, 2 September 2025

*As at the date of this announcement, the Board of the Company comprises Mr. Hung Yau Lit (also known as YY Hung), Mr. Yiu Kar Chun Antony, Mr. Liu Zhenqiang, Mr. Chen Zhiping and Ms. Sze Shui Ling as executive Directors, and Dr. Or Ching Fai, Mrs. To Wong Wing Yue Annie and Ms. Moh Angela Jen-Yin as independent non-executive Directors.*