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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 TRANSACTIONS**

- (1) RM INNOVATIVE TERMINATION AGREEMENT;**
- (2) SUPPLEMENTAL 2025 LIJING RM FACTORY (PHASE II) LEASING AGREEMENT; AND**
- (3) PROPERTY LEASING AGREEMENTS**

References are made to (i) the announcement of the Company in relation to the property leasing agreements entered into between a) Lijing RM, an indirect wholly-owned subsidiary of the Company, and RM Technology in relation to (1) the 2025 Lijing RM Factory (Phase I) Leasing Agreement, (2) the 2025 Lijing RM Factory (Phase II) Leasing Agreement b) between RM Innovative, an indirectly wholly-owned subsidiary of the Company, and RM Technology in relation to (3) the 2025 RM Innovative Factory (Phase II) Leasing Agreement and, c) between Lijing RM and RM Investment in relation to (4) the 2025 Lijing RM Living Units Leasing Agreement, dated 27 March 2025; (ii) the announcement of the Company in relation to the 2025 RM Innovative Living Units Leasing Agreement entered into between RM Innovative and RM Investment dated 2 September 2025; and (iii) the announcement of the Company in relation to the 2025 RM Innovative Property Leasing Agreement entered into between RM Innovative and RM Technology dated 26 June 2025 (the “**Announcements**”). Unless otherwise stated, definitions and terms used herein shall have the same meaning as those defined in the Announcements.

#### **RM INNOVATIVE TERMINATION AGREEMENT**

The Board announces that as the leased property was not used as originally planned, RM Technology and RM Innovative agreed to terminate the 2025 RM Innovative Factory (Phase II) Leasing Agreement and both parties entered into an agreement for termination of the 2025 RM Innovative Factory (Phase II) Leasing Agreement (the “**RM Innovative Termination Agreement**”) on 27 November 2025.

Pursuant to the terms of the RM Innovative Termination Agreement, the parties agreed to terminate the 2025 Lijing RM Factory (Phase II) Leasing Agreement and 2025 RM Innovative Factory (Phase II) Leasing Agreement with retrospective effect from 1 November 2025, and each party shall be released and discharged from its respective liabilities and obligations and neither party shall have any claims against each other as a result of the termination.

## **SUPPLEMENTAL 2025 LIJING RM FACTORY (PHASE II) LEASING AGREEMENT**

The Board announces that, due to insufficient utilization of leased property areas, RM Technology and Lijing RM agreed to terminate the 2025 Lijing RM Factory (Phase II) Leasing Agreement and replace by a supplemental agreement (the “**Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement**”) detailing the revised terms. In light of the above and upon further friendly negotiations between RM Technology and Lijing RM, on 27 November 2025, both parties entered into the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement in relation to the revised leasing agreement between RM Technology and Lijing RM, pursuant to which Lijing RM agreed to lease Certain Floors of the Production Premises for a term of one year with retrospective effect commencing from 1 November 2025 to 31 October 2026, at a monthly rent of RMB300,000.00 (equivalent to approximately HK\$330,000).

Pursuant to the terms of the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement, each party shall be released and discharged from its respective liabilities and obligations with respect to the 2025 Lijing RM Factory (Phase II) Leasing Agreement and neither party shall have any claims against each other as a result of the revision and replacement by the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement.

## **PROPERTY LEASING AGREEMENTS**

The Board announces that, on 27 November 2025, Lijing RM, an indirectly wholly-owned subsidiary of the Company, entered into a property leasing agreement with RM Technology in relation to Particular Floor of a Production Premise (the “**2025 Nov Lijing RM Factory (Phase I) Leasing Agreement**”) pursuant to which Lijing RM agreed to lease Particular Floor of a Production Premise for a term of one year with retrospective effect commencing from 1 November 2025 to 31 October 2026, at a monthly rent of RMB192,000.00 (equivalent to approximately HK\$211,200).

On the same date, the Board also announces that, RM Inno-profit, an indirectly wholly-owned subsidiary of the Company, entered into a property leasing agreement with RM Technology in relation to Certain Buildings of the Production Premises (the “**2025 RM Inno-profit Factory (Phase II) Leasing Agreement**”) pursuant to which RM Inno-profit agreed to lease Certain Buildings of the Production Premises for a term of one year commencing from 1 December 2025 to 30 November 2026, at a monthly rent of RMB1,736,969.40 (equivalent to approximately HK\$1,910,666).

In addition, on the same date, the Board further announces that, Lijing RM, an indirectly wholly-owned subsidiary of the Company, entered into a property leasing agreement with RM Technology in relation to Certain Portions of the Production and Dormitory Premises (the **“2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement”**) pursuant to which Lijing RM agreed to lease Certain Portions of the Production and Dormitory Premises for a term of one year commencing from 1 December 2025 to 30 November 2026, at a monthly rent of RMB836,691.80 (equivalent to approximately HK\$920,361).

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 Living Units Leasing Agreement, (iii) the 2025 RM Innovative Factory (Phase II) Leasing Agreement, (iv) the 2025 RM Innovative Property Leasing Agreement, (v) the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement, (vi) the 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement, (vii) the 2025 RM Inno-profit Factory (Phase II) Leasing Agreement, and (viii) the 2025 Nov Lijing RM Factory and Dormitory (Phase II) 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 transaction with these entities, being property leases of similar nature in Zhaoqing, the property lease transactions with RM Technology as contemplated under (i) the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement, (ii) the 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement, (iii) the 2025 RM Inno-profit Factory (Phase II) Leasing Agreement, (iv) the 2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement, (v) the 2025 RM Innovative Factory (Phase II) Leasing Agreement, and (vi) the 2025 RM Innovative Property 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 contemplated under (i) the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement, (ii) the 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement, (iii) the 2025 RM Inno-profit Factory (Phase II) Leasing Agreement, (iv) the 2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement, (v) the 2025 RM Innovative Factory (Phase II) Leasing Agreement, and (vi) the 2025 RM Innovative Property 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, 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 Living Units Leasing Agreement, (iii) the 2025 RM Innovative Factory (Phase II) Leasing

Agreement, (iv) the 2025 RM Innovative Property Leasing Agreement, (v) the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement, (vi) the 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement, (vii) the 2025 RM Inno-profit Factory (Phase II) Leasing Agreement, and (viii) the 2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement and the transactions contemplated thereunder.

## **SUPPLEMENTAL 2025 LIJING RM FACTORY (PHASE II) LEASING AGREEMENT**

Principal terms of the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement are set out as follows:

- Date:** 27 November 2025
- Parties:** (i) RM Technology, as landlord  
(ii) Lijing RM, as tenant
- Premises:** Certain floors of the factory buildings located at Zhaoqing Industrial Park (industrial ecological clusters), Zhaoqing, Guangdong Province, PRC (the “**Production Premises**”), with a gross floor area of approximately 15,000 square meters (“**Certain Floors of the Production Premises**”).
- Principal Use:** Certain Floors of the Production Premises shall be used by the tenant as manufacturing-related facilities. The principal use of Certain Floors of the Production Premises shall not be changed without RM Technology’s prior written consent.
- Term:** 12 months with retrospective effect commencing on 1 November 2025 and ending on 31 October 2026 (both dates inclusive). The tenant may terminate the agreement before the expiry of its term by giving a six months’ notice to RM Technology. The tenant may by giving RM Technology a three months’ notice before the expiry of the agreement request for the renewal of the lease. RM Technology and the tenant shall enter into a renewal property leasing agreement for such renewal.
- Rent:** A monthly rent of RMB300,000 (equivalent to approximately HK\$330,000), exclusive of utility charges, payable on a monthly basis, or as separately agreed.
- Rental Deposit:** A total deposit of RMB900,000 (equivalent to approximately HK\$990,000), 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 Certain Floors of the Production Premises and (ii) various conditions of Certain Floors of the Production Premises, including but not limited to the location of the Production Premises as well as the management services associated with the Production Premises.

## **2025 PROPERTY LEASING AGREEMENTS**

### **1. The 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement**

Principal terms of the 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement are set out as follows:

- Date:** 27 November 2025
- Parties:** (i) RM Technology, as landlord  
(ii) Lijing RM, as tenant
- Premises:** A particular floor of a factory building located at Zhaoqing Industrial Park (industrial ecological clusters), Zhaoqing, Guangdong Province, PRC (the "**Production Premises**"), with a gross floor area of approximately 9,600 square meters ("**Particular Floor of the Production Premises**").
- Principal Use:** Particular Floor of the Production Premises shall be used by the tenant as manufacturing-related facilities. The principal use of Particular Floor of the Production Premises shall not be changed without RM Technology's prior written consent.
- Term:** 12 months with retrospective effect commencing on 1 November 2025 and ending on 31 October 2026 (both dates inclusive). The tenant may terminate the agreement before the expiry of its term by giving a six months' notice to RM Technology. The tenant may by giving RM Technology a three months' notice before the expiry of the agreement request for the renewal of the lease. RM Technology and the tenant shall enter into a renewal property leasing agreement for such renewal.
- Rent:** A monthly rent of RMB192,000.00 (equivalent to approximately HK\$211,200), exclusive of utility charges, payable on a monthly basis, or as separately agreed.
- Rent free period:** Five months commencing from the start of the 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement.
- Rental Deposit:** A total deposit of RMB576,000.00 (equivalent to approximately HK\$633,600), 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 Particular Floor of the Production Premises and (ii) various conditions of Particular Floor of the Production Premises, including but not limited to the location of the Production Premises as well as the management services associated with the Production Premises.

## **2. The 2025 RM Inno-profit Factory (Phase II) Leasing Agreement**

Principal terms of the 2025 RM Inno-profit Factory (Phase II) Leasing Agreement are set out as follows:

- Date:** 27 November 2025
- Parties:** (i) RM Technology, as landlord  
(ii) RM Inno-profit, as tenant
- Premises:** Certain factory buildings located at Zhaoqing Industrial Park (industrial ecological clusters), Zhaoqing, Guangdong Province, PRC (the "**Production Premises**"), with a gross floor area of approximately 86,848.47 square meters ("**Certain Buildings of the Production Premises**").
- Principal Use:** Certain Buildings of the Production Premises shall be used by the tenant as manufacturing-related facilities. The principal use of Certain Buildings of the Production Premises shall not be changed without RM Technology's prior written consent.
- Term:** 12 months commencing on 1 December 2025 and ending on 30 November 2026 (both dates inclusive). The tenant may terminate the agreement before the expiry of its term by giving a six months' notice to RM Technology. The tenant may by giving RM Technology a three months' notice before the expiry of the agreement request for the renewal of the lease. RM Technology and the tenant shall enter into a renewal property leasing agreement for such renewal.
- Rent:** A monthly rent of RMB1,736,969.40 (equivalent to approximately HK\$1,910,666), exclusive of utility charges, payable on a monthly basis, or as separately agreed.
- Rent free period:** Six months commencing from the start of the 2025 RM Inno-profit Factory (Phase II) Leasing Agreement.
- Rental Deposit:** A total deposit of RMB5,210,908.20 (equivalent to approximately HK\$5,731,999), 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 Certain Buildings of the Production Premises and (ii) various conditions of Certain Buildings of the Production Premises, including but not limited to the location of the Production Premises as well as the management services associated with the Production Premises.

### **3. The 2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement**

Principal terms of the 2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement are set out as follows:

- Date:** 27 November 2025
- Parties:** (i) RM Technology, as landlord  
(ii) Lijing RM, as tenant
- Premises:** Certain portions of the factory and dormitory buildings located at Zhaoqing Industrial Park (industrial ecological clusters), Zhaoqing, Guangdong Province, PRC (the “**Production Premises**”), with a gross floor area of approximately 41,834.59 square meters (“**Certain Portions of the Production and Dormitory Premises**”).
- Principal Use:** Certain Portions of the Production and Dormitory Premises shall be used by the tenant as manufacturing-related facilities. The principal use of Certain Portions of the Production and Dormitory Premises shall not be changed without RM Technology's prior written consent.
- Term:** 12 months commencing on 1 December 2025 and ending on 30 November 2026 (both dates inclusive). The tenant may terminate the agreement before the expiry of its term by giving a six months' notice to RM Technology. The tenant may by giving RM Technology a three months' notice before the expiry of the agreement request for the renewal of the lease. RM Technology and the tenant shall enter into a renewal property leasing agreement for such renewal.
- Rent:** A monthly rent of RMB836,691.80 (equivalent to approximately HK\$920,361), exclusive of utility charges, payable on a monthly basis, or as separately agreed.
- Rent free period:** Five months commencing from the start of the Nov 2025 Lijing RM Factory and Dormitory (Phase II) Leasing Agreement.
- Rental Deposit:** A total deposit of RMB2,510,075.40 (equivalent to approximately HK\$2,761,083), 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 Certain Portions of the Production and Dormitory Premises and (ii) various conditions of Certain Portions of the Production and Dormitory Premises, including but not limited to the location of the Production and Dormitory Premises as well as the management services associated with the Production and Dormitory Premises.

### **REASONS FOR THE TRANSACTIONS**

The purpose of entering into (i) the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement; (ii) the 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement; (iii) 2025 RM Inno-profit Factory (Phase II) Leasing Agreement; and (iv) 2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement is to reflect the actual business need of land usage and to continue the relocation of the Group's production based in Shenzhen to the industrial park in Zhaoqing New District in the Greater Bay Area. The relocation plan is to improve the Group's production capacity of intimate wear, sports apparel and consumer electronics components to meet the growing business needs. The Board considers (i) the Production Premises located at the Zhaoqing High Technology Industry Development Zone and complemented by well-developed transportation infrastructure and (ii) the relevant premises located within the proximity of the production facilities would add value to the Group's business expansion and benefit the Group's employees.

The terms of (i) the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement; (ii) the 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement; (iii) 2025 RM Inno-profit Factory (Phase II) Leasing Agreement; and (iv) 2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement were determined after arm's length negotiation between RM Technology, Lijing RM and RM Inno-profit, respectively, with reference to the prevailing market rent and conditions. The Directors (including the independent non-executive Directors but excluding Mr. Hung) consider that each of (i) the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement; (ii) the 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement; (iii) 2025 RM Inno-profit Factory (Phase II) Leasing Agreement; and (iv) 2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement was entered into in the ordinary and usual course of business of the Group on normal commercial terms and the terms of each of (i) the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement; (ii) the 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement; (iii) 2025 RM Inno-profit Factory (Phase II) Leasing Agreement; and (iv) 2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

### **GENERAL INFORMATION**

RM Technology is an investment holding company indirectly wholly-owned by Mr. Hung. Each of Lijing RM and RM Inno-profit is an indirectly wholly-owned subsidiary of the Company, Lijing RM is principally engaged in manufacturing of products in Zhaoqing, while RM Inno-profit is engaged in research and development and technical support for manufacturing.

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 Technology is indirectly wholly-owned by Mr. Hung.

The Group is principally engaged in the design and manufacturing of a wide range of intimate wear (including bras, panties, shapewear), bra pads and other accessory products, sports products (including sports bras, functional sports apparel), and consumer electronics components, and facilitate cross-sector and cross-category applications.

## **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 Living Units Leasing Agreement, (iii) the 2025 RM Innovative Factory (Phase II) Leasing Agreement, (iv) the 2025 RM Innovative Property Leasing Agreement, (v) the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement, (vi) the 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement, (vii) the 2025 RM Inno-profit Factory (Phase II) Leasing Agreement, and (viii) the 2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement, constitute connected transactions of the Company under Chapter 14A of the Listing Rules.

Since RM Technology and RM Investment are connected person of the Company by virtue of their relationship with Mr. Hung and the Group's transaction with these entities, being property leases of similar nature in Zhaoqing, the property lease transactions with RM Technology as contemplated under (i) the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement, (ii) the 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement, (iii) the 2025 RM Inno-profit Factory (Phase II) Leasing Agreement, (iv) the 2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement, (v) the 2025 RM Innovative Factory (Phase II) Leasing Agreement, and (vi) the 2025 RM Innovative Property 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 contemplated under (i) the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement, (ii) the 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement, (iii) the 2025 RM Inno-profit Factory (Phase II) Leasing Agreement, (iv) the 2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement, (v) the 2025 RM Innovative Factory (Phase II) Leasing Agreement, and (vi) the 2025 RM Innovative Property 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, 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 Living Units Leasing Agreement, (iii) the 2025 RM Innovative Factory (Phase II) Leasing Agreement, (iv) the 2025 RM Innovative Property Leasing Agreement, (v) the Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement, (vi) the 2025 Nov Lijing RM Factory (Phase I) Leasing Agreement, (vii) the 2025 RM Inno-profit Factory (Phase II) Leasing Agreement, and (viii) the 2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement and the transactions contemplated thereunder.

## DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions have the following meanings:

“2025 Lijing RM Factory (Phase II) Leasing Agreement”	the property leasing agreement dated 27 March 2025 entered into between RM Technology, as landlord, and Lijing RM, as tenant, in respect of Certain Floors of the Production Premises
“2025 Lijing RM Living Units Leasing Agreement”	the property leasing agreement dated 27 March 2025 entered into between RM Investment, as landlord, and Lijing RM, as tenant, in respect of the Premises
“2025 Nov Lijing RM Factory and Dormitory (Phase II) Leasing Agreement”	the property leasing agreement dated 27 November 2025 entered into between RM Technology, as landlord, and Lijing RM, as tenant, in respect of Certain Portions of the Production and Dormitory Premises
“2025 Nov Lijing RM Factory (Phase I) Leasing Agreement”	the property leasing agreement dated 27 November 2025 entered into between RM Technology, as landlord, and Lijing RM, as tenant, in respect of Particular Floor of a Production Premise
“2025 RM Inno-profit Factory (Phase II) Leasing Agreement”	the property leasing agreement dated 27 November 2025 entered into between RM Technology, as landlord, and RM Inno-profit, as tenant, in respect of Certain Buildings of the Production Premise
“2025 RM Innovative Factory (Phase II) Leasing Agreement”	the property leasing agreement dated 27 March 2025 entered into between RM Technology, as landlord, and RM Innovative, as tenant, in respect of Particular Floors of the Production Premises
“2025 RM Innovative Living Units Leasing Agreement”	the property leasing agreement dated 2 September 2025 entered into between RM Investment, as landlord, and RM Innovative, as tenant, in respect of the Premises

“2025 RM Innovative Property Leasing Agreement”	the property leasing agreement dated 26 June 2025 entered into between RM Technology, as landlord, and RM Innovative, as tenant, in respect of Certain Portions of the Production Premises
“Board”	the board of Directors of the Company
“Company”	Regina Miracle International (Holdings) Limited, a company incorporated in the Cayman Islands with limited liability, the Shares of which are listed on the main board of the Stock Exchange
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollar(s), the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Lijing RM”	Lijing Regina Miracle Intimate Apparel (Zhaoqing) Co., Ltd. (麗晶維珍妮內衣(肇慶)有限公司), a company incorporated under the laws of the PRC and an indirectly wholly-owned subsidiary of the Company
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“Mr. Hung”	Mr. Hung Yau Lit, also known as Mr. YY Hung, the chairman, chief executive officer, executive Director and controlling shareholder of the Company
“PRC”	the People’s Republic of China, and for the purpose of this announcement, excluding Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
“RMB”	Renminbi, the lawful currency of the PRC
“RM Inno-profit”	Regina Miracle Inno-profit Technology (Zhaoqing) Co., Ltd. (維珍妮創盈科技(肇慶)有限公司) a company incorporated under the laws of the PRC and an indirectly wholly-owned subsidiary of the Company
“RM Innovative”	Regina Miracle Innovative Technology (Zhaoqing) Co., Ltd (維珍妮智創科技(肇慶)有限公司) a company incorporated under the laws of the PRC and an indirectly wholly-owned subsidiary of the Company

“RM Investment”	Regina Miracle Investment (Zhaoqing) Company Limited (維珍妮投資(肇慶)有限公司), a company incorporated under the laws of the PRC which is indirectly wholly-owned by Mr. Hung
“RM Technology”	Regina Miracle Technology (Zhaoqing) Co., Ltd. (維珍妮科技(肇慶)有限公司), a company incorporated under the laws of the PRC which is indirectly wholly-owned by Mr. Hung
“RM Innovative Termination Agreement”	the termination agreement dated 27 November 2025 entered into between RM Technology, as landlord, and RM Innoovative, as tenant, in respect of the termination of 2025 RM Innovative Factory (Phase II) Leasing Agreement
“Share(s)”	ordinary shares of US\$0.01 each in the share capital of the Company
“Shareholder(s)”	holders of Shares
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“subsidiaries”	has the meaning ascribed thereto in the Listing Rules
“Supplemental 2025 Lijing RM Factory (Phase II) Leasing Agreement”	the property leasing agreement dated 27 November 2025 entered into between RM Technology, as landlord, and Lijing RM, as tenant, in respect of Certain Floors of the Production Premises
“%”	per cent

*For the purpose of this announcement, unless otherwise indicated, conversion of RMB in HK\$ is calculated at the approximate exchange rate of RMB1 to HK\$1.1. 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, 27 November 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.*