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ORIENTAL WATCH HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 398)

DISCLOSEABLE TRANSACTION RELATING TO LEASE

The Tenant and the Landlord entered into a lease dated 8 April 2020 in respect of the Properties.

The Landlord is not connected with the Company, any directors, chief executive officer or substantial shareholders of the Company or any of its subsidiaries or their respective associates.

The Lease constitutes a discloseable transaction of the Company under the Listing Rules.

The Tenant and the Landlord entered into a lease dated 8 April 2020 in respect of the Properties. The Tenant received a copy of the signed Lease on 23 April 2020.

LEASE DATED 8 APRIL 2020

Parties:

Landlord: Harilela Hotels Limited

Tenant: Oriental Watch Company Limited, a wholly owned subsidiary of the Company

The transaction

The Tenant and the Landlord entered into the Lease relating to Shops Nos. G02 on Ground Floor and M02 on Mezzanine Floor of the Hotel together with the use of two advertising areas at the Hotel's Façade at Ground Floor and Mezzanine Floor respectively for a term of five years from 15 May 2020 to 14 May 2025 at the total rent of \$98,400,000, exclusive of rates and air-conditioning charges.

The terms of the Lease were arrived at after arm's length negotiations between the Tenant and the Landlord and with reference to the prevailing market rent of comparable properties in Tsimshatsui, Kowloon. The Directors consider that the terms of the Lease are fair and reasonable and in the interests of the shareholders of the Tenant as a whole.

REASONS FOR THE TRANSACTION

The Tenant entered into the Lease in order to renew the lease in respect of the Properties, which are used as watch retail outlet of the Group and for advertising of its business respectively.

CONNECTION BETWEEN THE PARTIES

The Company confirms that, to the best of the Directors' knowledge, information and belief having made all reasonable enquiry, the Landlord and its ultimate beneficial owner are independent third parties not connected with the Company, any directors, chief executive officer or substantial shareholders of the Company or any of its subsidiaries or their respective associates.

INFORMATION FOR SHAREHOLDERS

The Group is principally engaged in watch trading in Hong Kong, Macau, Taiwan and Mainland China.

For the Company, the Lease constitutes a discloseable transaction under the Listing Rules. The Group does not have any transaction with the Landlord which is required to be aggregated with the Lease under Rule 14.22 of the Listing Rules.

TERMS USED IN THIS ANNOUNCEMENT

“Company”	Oriental Watch Holdings Limited, a company incorporated in Bermuda with limited liability and the shares of which are listed on the Main Board of The Stock Exchange of Hong Kong Limited
“Directors”	directors of the Company
“Hotel”	Holiday Inn Golden Mile Hotel, 50 Nathan Road, Kowloon
“Group”	the Company and its subsidiaries
“Landlord”	Harilela Hotels Limited
“Lease”	the lease dated 8 April 2020 between the Tenant and the Landlord in respect of the Properties

“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“Properties”	Shops Nos. G02 on Ground Floor and M02 on Mezzanine Floor of the Hotel together with the use of two advertising areas at the Hotel’s Façade at Ground Floor and Mezzanine Floor
“Tenant”	Oriental Watch Company Limited, a company incorporated in Hong Kong with limited liability and a wholly owned subsidiary of the Company
“\$”	Hong Kong dollar(s)

By Order of the Board
Yeung Ming Biu
Chairman

Hong Kong, 11 May 2020

As at the date of this announcement, the executive directors of the Company are Dr. Yeung Ming Biu (the Chairman), Mr. Yeung Him Kit, Dennis, Madam Yeung Man Yee, Shirley, Mr. Lam Hing Lun, Alain and Mr. Choi Kwok Yum; and the independent non-executive directors are Dr. Sun Ping Hsu, Samson, Dr. Li Sau Hung, Eddy and Mr. Choi Man Chau, Michael.