LH GROUP LIMITED
叙 福 樓 集 團 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1978)

VOLUNTARY ANNOUNCEMENT: BUSINESS UPDATE IN RELATION TO STRATEGIC PARTNERSHIP WITH FAIRPRICE GROUP

This announcement is made by LH Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") on a voluntary basis. The purpose of this announcement is to keep the shareholders of the Company and potential investors informed of the latest business developments of the Group.

The board (the "**Board**") of directors (the "**Director(s)**") is pleased to announce that, the Company entered into a joint venture agreement (the "**Joint Venture Agreement**") with FairPrice Group Food Services Pte. Ltd. (the "**FairPrice Group**"), Singapore's largest supermarket and fast-moving consumer goods ("**FMCG**") retailer, through one of its subsidiary (the "**Subsidiary**"), to establish Gohan Concepts Pte. Ltd. (the "**JV Company**"), whereby the Subsidiary of the Company and FairPrice Group will hold as to 49% and 51% of its equity interest, respectively. The JV Company will focus on developing and operating premium selected Japanese food and beverage concepts in Singapore markets.

The JV Company will be an associated company of the Company and will not be a subsidiary of the Company, and its financial results will not be consolidated into the financial results of the Group.

Details and Reasons of the Collaboration

FairPrice Group has a large retail network and excellent operational capabilities in Singapore. This collaboration will combine the Group's many years of deep expertise in Japanese brand franchising and its advantages as one of Hong Kong's largest operators of Japanese franchise brands, along with its rich experience in brand introduction and franchise management, to jointly develop and operate premium selected Japanese dining brands through a joint venture, expanding the Group's business footprint.

Market Entry into Singapore

The JV Company will establish operations in Singapore to introduce the renowned yakitori chain "Torikizoku" owned by Eternal Hospitality Group Co., Ltd. (TSE Prime: 3193, Japan). Leveraging the Group's years of professional expertise in the Japanese market, the JV Company will continue to introduce additional premium Japanese brands, creating distinctive dining experiences tailored to local consumer preferences.

Expansion across Southeast Asia

Building on the successful market entry into Singapore, the Group plans to further expand its operational model to other Southeast Asian countries, introducing its premium Japanese dining brands to regional consumers thereby driving the Group's food and beverage business expansion across the Southeast Asian region.

The Directors consider this collaboration as a strategic foundation to strengthen the Group's capabilities in Southeast Asia, and to extend its operational model to more international markets, creating sustainable long-term value for the shareholders of the Company.

Information About FairPrice Group

FairPrice Group is Singapore's leading supermarket chain and FMCG retailer, operating over 230 outlets under brands including FairPrice Supermarket, FairPrice Finest, FairPrice Xtra and Cheers convenience stores, serving communities across Singapore. To the best of the knowledge and belief of the Directors after making reasonable enquiries, the FairPrice Group and its shareholders are independent of and not connected with the Company and its connected persons (as defined under the Listing Rules).

LISTING RULES IMPLICATIONS

As all of the applicable percentage ratios (as defined in Rule 14.06 of the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**")) in respect of the transactions contemplated under the Joint Venture Agreement are less than 5%, the transactions contemplated under the Joint Venture Agreement do not constitute notifiable transactions of the Company under Chapter 14 of the Listing Rules.

By order of the Board
LH GROUP LIMITED
Wong Kit Lung Simon ***Prof, BBS, JP***
Chairman

Hong Kong, 27 February 2026

As at the date of this announcement, the Board comprises Mr. Wong Kit Lung Simon Prof, BBS, JP and Ms. Ko Sau Chee Grace as executive Directors; and Mr. Sin Yat Kin SBS, CSDSM, JP, Mr. Hung Wai Man Prof, JP and Mr. Mak Kam Chiu as independent non-executive Directors.