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)

DISCLOSEABLE TRANSACTION IN RELATION TO THE LEASE AGREEMENT

The Company is pleased to announce that on 3 July 2026 (after trading hours of the Stock Exchange), AEON GD (a wholly-owned subsidiary of the Company), the Landlord and the Owner entered into the Lease Agreement in respect of the lease of the Premises for a term of 10 years commencing from the Commencement Date. The Premises will be leased by AEON GD for operating its retail business therein.

Pursuant to HKFRS 16, the entering into of the Lease Agreement as tenant by AEON GD will require the Group to recognise the Premises as a right-of-use asset. Therefore, the entering into of the Lease Agreement will be regarded as an acquisition of asset by the Group under the Listing Rules. The value of right-of-use asset recognised by the Group under the Lease Agreement amounted to approximately RMB3 million.

As the highest applicable percentage ratio as defined under the Listing Rules in respect of the acquisition of right-of-use asset recognised by the Group pursuant to HKFRS 16 pursuant to the Lease Agreement exceeds 5% but is less than 25%, the entering into of the Lease Agreement constitutes a discloseable transaction of the Company and would be subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

BACKGROUND

The Company is pleased to announce that on 3 July 2026 (after trading hours of the Stock Exchange), AEON GD (a wholly-owned subsidiary of the Company), the Landlord and the Owner entered into the Lease Agreement in respect of the lease of the Premises for a term of 10 years commencing from the Commencement Date. The Premises will be leased by AEON GD for operating its retail business therein.

THE LEASE AGREEMENT

The principal terms of the Lease Agreement are as below:

Date	:	3 July 2026
Parties	:	The Landlord as the landlord; The Owner as the owner; and AEON GD as the tenant
Premises	:	Shops 112, 113, 114, 115, 116 &117 of the building located at No. 34 & 36 Guangming Road North Commercial Center (Dongbao Parcel), Panyu District, Guangzhou City, Guangdong Province, the PRC# (中華人民共和國廣東省廣州市番禺區市橋街光明北路34、36號（東寶地塊）商業中心) The Landlord is authorized by the Owner to lease the Premises to AEON GD
Term and early termination	:	A term of 10 years from the Commencement Date Within the first 36 months from the date of AEON GD's formal business commencement in the Premises, AEON GD may early terminate the tenancy by giving 6 months' prior written notice to the Landlord and by paying to the Landlord an amount equivalent to three times of the average monthly rent paid by AEON GD in the last six months prior to the termination notice and no other amount is payable by AEON GD. After the said first 36 months from the date of AEON GD's formal business commencement in the Premises, AEON GD may terminate the tenancy at any time by giving six months' prior notice to the Landlord and no amount is payable by AEON GD.
Handover Date	:	30 July 2026
Rent-free period	:	Renovation rent free period of 92 days from the Handover Date Operation rent free period of 61 days from the end of the renovation rent free period
Commencement Date	:	31 October 2026 (being the date immediately after the end of the 92-day period commencing from the Handover Date)

Rent and management fee	:	The total rent (excluding tax) payable under the Lease Agreement is approximately RMB3.68 million, which is subject to the turnover rent which may be imposed pursuant to the terms and conditions of the Lease Agreement and is exclusive of management fee, other charges, and outgoings. The total management fee (excluding tax) payable under the Lease Agreement is approximately RMB1.37 million. The rent and management fee will be satisfied by internal resources of the Group.
Sub-let	:	AEON GD is entitled to sub-let not more than 15% of the leased area.
Right of first refusal	:	AEON GD shall have the right of first refusal to renew the term for an additional 60 months.

INFORMATION ON THE PARTIES

The Landlord and the Owner

The Landlord is a company incorporated in the PRC with limited liability and is ultimately beneficially owned as to approximately 78.4% by Lai Haolin# (賴浩林) and as to approximately 21.6% by Lai Haoran# (賴浩然). The Landlord is principally engaged in retail, house leasing and property management.

The Owner is a company incorporated in the PRC with limited liability and is ultimately beneficially owned as to 90% by Stated-owned Assets Supervision and Administration Commission of People's Government of Panyu District, Guangzhou City# (廣州市番禺區人民政府國有資產監督管理局) and 10% by Department of Finance of Guangdong Province# (廣東省財政廳). The Premises was leased to the Landlord by the Owner. The Owner is principally engaged in property development and operation.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, each of the Landlord, the Owner and their respective ultimate beneficial owner(s) is an Independent Third Party.

AEON GD

AEON GD is a company incorporated in the PRC with limited liability and is a wholly-owned subsidiary of the Company. AEON GD is principally engaged in retail business in Guangdong Province, the PRC.

REASONS AND BENEFITS FOR THE ENTERING INTO OF THE LEASE AGREEMENT

The principal business of the Group is the operation of retail businesses through chain stores under the trade names of "AEON STYLE", "AEON" and "AEON SUPERMARKET" in Hong Kong and the PRC. Due to the nature of its retail businesses, the Group has to enter into tenancy agreements for the leasing of retail stores from time to time. Each of the retail stores, especially sizable stores like the Premises, contributes to and maintains the Group's scale of operation which in turn benefits the Group in lowering the overall operation costs, in enhancing the Group's negotiations with its business partners and in expending its store network and market shares.

The terms of the Lease Agreement, including the rental charge, were determined after arm's length negotiations among AEON GD, the Landlord and the Owner and with reference to the open market rent of comparable properties and the rental payment made for other retail stores operated by the Group. The entering into of the Lease Agreement is necessary for the operation of the retail business in the ordinary and usual course of business of the Group. Therefore, the Board considers that the terms of the Lease Agreement are on normal commercial terms and are fair and reasonable and the entering into of the Lease Agreement is in ordinary and usual course of business of the Group and in the interests of the Company and the Shareholders as a whole.

LISTING RULES IMPLICATION

Pursuant to HKFRS 16, the entering into of the Lease Agreement as tenant by AEON GD will require the Group to recognise the Premises as a right-of-use asset. Therefore, the entering into of the Lease Agreement will be regarded as an acquisition of asset by the Group under the Listing Rules. The value of right-of-use asset recognised by the Group under the Lease Agreement amounted to approximately RMB3 million.

As the highest applicable percentage ratio as defined under the Listing Rules in respect of the acquisition of right-of-use asset recognised by the Group pursuant to HKFRS 16 pursuant to the Lease Agreement exceeds 5% but is less than 25%, the entering into of the Lease Agreement constitutes a discloseable transaction of the Company and would be subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

"AEON GD"	AEON (Guangdong) Co., Ltd.# (永旺（廣東）商業有限公司), a company incorporated in the PRC with limited liability and wholly-owned by the Company
"Board"	the board of Directors from time to time

"Commencement Date"	31 October 2026 (being the date immediately after the end of the 92-day period commencing from the Handover Date)
"Company"	AEON Stores (Hong Kong) Co., Limited (永旺（香港）百貨有限公司), a company incorporated in Hong Kong with limited liability and the issued shares of which are listed on the Stock Exchange (stock code: 984)
"connected person(s)"	has the meaning ascribed to this term under the Listing Rules
"Director(s)"	the director(s) of the Company, including the independent non-executive directors of the Company from time to time
"Group"	the Company and its subsidiaries from time to time
"Handover Date"	30 July 2026
"HKFRS"	Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants
"Hong Kong"	Hong Kong Special Administrative Region of the PRC
"Independent Third Party(ies)"	any person(s) or company(ies) and their respective ultimate beneficial owner, to the best of the Directors' knowledge, information and belief having made all reasonable enquiries, is/are not connected persons of the Company and is/are third party independent of the Company and its connected persons in accordance with the Listing Rules
"Landlord"	Guangzhou City Yisheng Commercial Investment Co., Ltd.# (廣州市易盛商業投資有限公司), a company incorporated in the PRC with limited liability
"Lease Agreement"	the lease agreement dated 3 July 2026 and entered into among AEON GD as tenant, the Landlord as landlord and the Owner as owner in relation to the leasing of the Premises
"Listing Rules"	the Rules Governing the Listing of Securities on Stock Exchange
"Owner"	Guangzhou City Yingtai Properties Co., Ltd.# (廣州市盈泰房地產有限公司), a company incorporated in the PRC with limited liability and is the owner of Yifa Commercial Centre# (易發商業中心)
"PRC"	the People's Republic of China, which for the purpose of this announcement, excludes Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan

"Premises"	Shops 112, 113, 114, 115, 116 &117 of the building located at No. 34 & 36 Guangming Road North Commercial Center (Dongbao Parcel), Panyu District, Guangzhou City, Guangdong Province, the PRC# (中華人民共和國廣東省廣州市番禺區市橋街光明北路34、36號（東寶地塊）商業中心), which forms part of Yifa Commercial Centre# (易發商業中心)
"RMB"	renminbi, the lawful currency of the PRC
"Shareholder(s)"	the holders of the shares in the Company from time to time
"Stock Exchange"	the Stock Exchange of Hong Kong Limited
"%"	per cent.

\# *the English names of the entities incorporated in the PRC or addresses in the PRC are translation of their respective Chinese company names or addresses for the purpose of identification only*

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

Hong Kong, 3 July 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.