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LET GROUP HOLDINGS LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1383)

FURTHER ANNOUNCEMENT TO DISCLOSEABLE TRANSACTION DISPOSAL OF PROPERTY

Reference is made to the announcements (collectively, the “**Announcements**”) of LET Group Holdings Limited (the “**Company**”) dated 28 April 2023, 31 July 2023, 4 August 2023 and 25 September 2023, respectively, in relation to the discloseable transaction involving the disposal of the property (the “**Property**”) located at Aza-Yamada, Kutchan-cho, Abuta-gun, Hokkaido, Japan with a total land area of 220,194 square meters at the at the initial purchase price of US\$27 million (equivalent to approximately HK\$211.95 million). Unless otherwise stated, capitalised terms used herein shall have the same meanings as those defined in the Announcements.

The Board wishes to announce that on 29 September 2023 (after trading hours), the Seller and the Buyer entered into the second amendment agreement (the “**Second Amendment Agreement**”) to the Sale and Purchase Agreement.

Pursuant to the Second Amendment Agreement,

- (i) the Purchase Price for the Property shall be US\$27,600,000 (equivalent to approximately HK\$216.66 million);
- (ii) Closing shall take place on or prior to 16 October 2023 (if it is extended pursuant to the Extension, 31 October 2023). If the Buyer is unable to close by 16 October 2023 (if it is extended pursuant to the Extension, 31 October 2023), the Seller may immediately terminate the Sale and Purchase Agreement and upon such termination, any and all mortgages established over the Property in favor of the Buyer in connection with the Deposit shall be extinguished at the cost of the Buyer;

- (iii) the Buyer's failure to purchase and acquire the Property by 16 October 2023 (or any other date mutually agreed for Closing) shall constitute an uncurable default; and
- (iv) the Conditions Satisfaction End Date shall be 16 October 2023.

Save as disclosed above, the Sale and Purchase Agreement (as amended and supplemented by the Amendment Agreement) shall remain in full force and effect, and the Sale and Purchase Agreement, the Amendment Agreement and the Second Amendment Agreement will be read and construed as one document.

For illustrative purposes only when translated, US\$ was translated to HK\$ at the exchange rate of US\$1 to HK\$7.85.

By order of the Board
LET Group Holdings Limited
Chiu King Yan
Company Secretary

Hong Kong, 29 September 2023

As at the date of this announcement, the Company's executive director is Mr. Lo Kai Bong (Chairman), and the Company's independent non-executive directors are Mr. Tou Kin Chuen, Dr. Wu Kam Fun Roderick and Mr. Lo Wai Tung John.