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**1957 & Co. (Hospitality) Limited**  
*(Incorporated in the Cayman Islands with limited liability)*  
**(Stock Code: 8495)**

**UPDATE ON DISCLOSEABLE TRANSACTION  
IN RELATION TO  
THE TENANCY OF A NEW RESTAURANT IN EAST POINT CITY**

Reference is made to the announcements of 1957 & Co. (Hospitality) Limited (the “**Company**”) dated 23 March 2022 and 20 April 2022 (the “**Announcements**”) in relation to the Offer Letter and the Tenancy Agreement signed by Modern Shanghai (YOHO Midtown) Restaurant Limited, a 60% owned subsidiary of the Company (as the tenant) in respect of the lease of the Modern Shanghai Premises for a period of four years from 19 April 2022 to 18 April 2026 (with the tenant’s option to renew for a further term of two years to 18 April 2028) in East Point City (where our Modern Shanghai 家上海 Restaurant located in). Unless otherwise stated, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements.

The Company would like to provide further information in relation to the duly executed Tenancy Agreement, which was received by the Company on 13 July 2022:

**1. Date of the Tenancy Agreement**

The Tenancy Agreement was executed by the Landlord and was dated on 16 June 2022.

**2. Terms of the Agreement**

All terms of the Tenancy Agreement remained the same as disclosed in the Announcements.

**3. Implications under the GEM Listing Rules**

As the applicable percentage ratio in respect of the transaction contemplated under the Tenancy Agreement based on the value of the right-of-use asset recognised by the Group pursuant to HKFRS 16 exceeds 5% but less than 25%, the Lease constitutes a discloseable transaction of the Company under Chapter 19 of the GEM Listing Rules and is subject to the reporting and announcement requirements but exempt from

shareholders' approval requirement. The Lease was completed and the lease term of the Modern Shanghai Premises will expire on 18 April 2026 (with the tenant's option to renew for a further term of two years to 18 April 2028) under the Tenancy Agreement.

By Order of the Board  
**1957 & Co. (Hospitality) Limited**  
**Kwok Chi Po**  
*Executive Director*

Hong Kong, 14 July 2022

*As of the date of this announcement, the executive Directors are Mr. Kwok Chi Po, Mr. Kwan Wing Kuen Tino and Mr. Lau Ming Fai; the non-executive Directors are Mr. Leung Chi Tien Steve and Ms. Chan Siu Wan; and the independent non-executive Directors are Mr. How Sze Ming, Mr. Ng Wai Hung and Mr. Chan Kam Kwan Jason.*

*This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.*

*This announcement will remain on the "Latest Listed Company Information" page of the website of the Stock Exchange for a minimum period of 7 days from the date of publication and on the website of the Company at [www.1957.com.hk](http://www.1957.com.hk).*