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(incorporated in the Cayman Islands with limited liability)

(Stock code: 8371)

DISCLOSEABLE TRANSACTION

NEW LEASE AGREEMENT FOR THE OPENING OF FOUR NEW RESTAURANTS IN HONG KONG

The Board is pleased to announce that on 22 January 2026, the Group through a wholly owned subsidiary entered into a lease agreement for the New Lease with the Landlord to open four new restaurants. The four new restaurants (tentatively and are subject to Landlord's final approval) are: (1) Nabe Urawa; (2) Golden Dragon; (3) Match 2; and (4) Social Korean restaurants. These new restaurants will be the Group's: 13th Nabe Urawa; 3rd Golden Dragon; 4th Match 2; and first Social Korean restaurants.

Social Korean will be a casual Korean fusion style restaurant.

LISTING RULES IMPLICATIONS

As one or more of the Applicable Percentage Ratios in respect of the New Lease exceed(s) 5% but less than 25%, therefore the New Lease Assets constitutes a discloseable transaction of the Company under Chapter 19 of the GEM Listing Rules and is subject to the reporting and announcement requirements under the GEM Listing Rules.

INTRODUCTION

The Board is pleased to announce that on 22 January 2026, the Group through a wholly owned subsidiary entered into a lease agreement for the New Lease with the Landlord to open four new restaurants. The four new restaurants (tentatively and are subject to Landlord's final approval) are: (1) Nabe Urawa; (2) Golden Dragon; (3) Match 2; and (4) Social Korean restaurants. These new restaurants will be the Group's: 13th Nabe Urawa; 3rd Golden Dragon; 4th Match 2; and first Social Korean restaurants.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, as at the date of this announcement, the Landlord is an independent third party of the Company and not connected persons of the Company.

New Lease

Details of the New Lease are as follows:

Nabe Urawa, Golden Dragon, Match 2 and Social Korean Restaurants – Festival Walk, Kowloon Tong

Terms of the Lease:

Date of the lease agreement:	22 January 2026
Location:	L1-25 and L2-35, Festival Walk
Lease Term:	6 years
Commencement:	1 May 2026

The Lease Assets for the New Lease amounted to approximately HK\$41,200,000.

The new restaurants are expected to commence operations in Q3 2026.

The terms of the New Lease were determined after arm's length negotiations between the Landlord and the Group, with reference to the prevailing market rentals for properties of similar type, age and location.

INFORMATION ON THE LANDLORD

The Landlord is major global property developer and operator of premium shopping malls. The Landlord currently manages over 938 properties situated in thirteen markets such as Singapore, the United States of America, France, Germany and Japan. For the year ended 31 March 2025, the Landlord recorded revenue of approximately S\$2.3 billion of which approximately S\$1.5 billion were revenue from the investment property business (source: mapletree.com.sg).

Located adjacent to the Kowloon Tong MTR Station, Festival Walk is a major interchange of MTR lines and bus routes that house over 200 shops and restaurants and 229,000 square foot of office space (source: www.festivalwalk.com.hk).

REASONS AND BENEFITS

Festival Walk is one of Hong Kong's premium shopping malls, the Board believes that opening new restaurants in high footfall traffic shopping malls such as the Festival Walk is in line with the business strategy of the Group and is in the best interest of the Company and the Shareholders as a whole.

IMPLICATIONS UNDER THE GEM LISTING RULES

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INFORMATION ON THE COMPANY

The Group is a Hong Kong restaurant group serving a variety of cuisines, mainly Vietnamese, Chinese, Japanese and Western cuisines targeting mid-to-high-end customer segments. Since the opening of our first restaurant, Urawa Japanese restaurant, in December 2007, we have been expanding our restaurant network in Hong Kong, Shanghai and Shenzhen through our multi-brand business model. Currently, we own and operate a total of 70 full service restaurants

and a bakery strategically located in first tier and/or premium shopping malls or on street levels in prime areas and business districts, covering Hong Kong, Shanghai and Shenzhen.

DEFINITIONS

In this announcement, unless context otherwise requires, the following expressions have the following meanings:

“Applicable Percentage Ratios”	applicable percentage ratios (as defined under the GEM Listing Rules)
“Board” or “Directors”	the board of directors of the Company
“Company”	Taste • Gourmet Group Limited, a company incorporated in the Cayman Islands with limited liability and the shares of which are listed on GEM
“connected person(s)”	have the meaning ascribed to it under the GEM Listing Rules
“GEM”	GEM of the Stock Exchange
“GEM Listing Rules”	The Rules Governing the Listing of Securities on GEM
“Group”	the Company and its subsidiaries
“Hong Kong”	The Hong Kong Special Administrative Region of the People’s Republic of China
“HK\$”	Hong Kong Dollar, the lawful currency of Hong Kong
“Landlord”	Mapletree Investments Pte Ltd, a limited liability company incorporated in Singapore.
“Lease Assets”	The right-of-use asset(s) represents a lessee’s license to hold, operate, or occupy a leased item over the term of the lease
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“independent third party(ies)”	third party(ies) independent of and not connected with the Company and connected persons of the Company
“S\$”	Singapore Dollar, the lawful currency of Singapore
“Shareholders”	shareholders of the Company
“Singapore”	The Republic of Singapore
“subsidiaries”	have the meaning ascribed to it under the GEM Listing Rules
“%”	per cent

By Order of the Board
WONG Ngai Shan
Chairman and Executive Director

Hong Kong, 22 January 2026

As at the date of this announcement, the Board comprises:

<i>Executive Directors:</i> WONG Ngai Shan (<i>Chairman</i>) CHAN Wai Chun (<i>Chief Executive Officer</i>)	<i>Independent Non-executive Directors:</i> CHAN Yuen Ting TSANG Siu Chun WANG Chin Mong
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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 Stock Exchange’s website at www.hkexnews.hk for at least 7 days from the date of its posting. This announcement will also be published on the Company’s website at www.tastegourmet.com.hk.