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**T S L | 謝 瑞 麟**

**TSE SUI LUEN JEWELLERY (INTERNATIONAL) LIMITED**  
**謝瑞麟珠寶(國際)有限公司\***  
(Incorporated in Bermuda with limited liability)  
(Stock Code: 417)

## **SUPPLEMENTAL ANNOUNCEMENT – DISCLOSEABLE TRANSACTION IN RELATION TO THE RENEWAL OF TENANCY IN MACAU**

Reference is made to the announcement (the “**Announcement**”) of the Company dated 9 January 2026 in relation to the renewal of tenancy in Macau. Unless otherwise defined herein, capitalized terms used in this announcement shall have the same meanings as those defined in the Announcement.

The Board wishes to provide supplemental information in relation to, among other things, the reasons of the non-compliance with the Listing Rules and the relevant remedial measures.

### **Reasons for the non-compliance with the Listing Rules**

The Tenant and the Landlord entered into the Macau Tenancy Agreement on 20 October 2025. Due to an unforeseen delay in notification and delivery of the copy of the signed Macau Tenancy Agreement by the Landlord, the Tenant only received copy of the signed Macau Tenancy Agreement on 22 December 2025 and following which additional time was required by the Tenant to communicate with the representative of the Landlord to clarify on the actual signing date of the Macau Tenancy Agreement, particularly in view of the Christmas and New Year holidays in Hong Kong and Macau. As a result, the Company had not complied with the applicable reporting and announcement requirements under Chapter 14 of the Listing Rules in a timely manner. The delay in issue of the announcement was purely unintentional and inadvertent. The Company has arranged to issue the Announcement as soon as practicable on 9 January 2026.

### **Remedial measures**

The Board deeply regrets the non-compliance with Rule 14.34 of the Listing Rules which was unintentional and inadvertent. In order to avoid recurrence of the incidents mentioned above and to ensure that the Company will fully comply with the requirements under Chapter 14 of the Listing Rules in the future, the Company has implemented the following remedial actions:

1. Prior confirmation of the signing date of the agreement required

The Group shall to the extent practicable agree in advance with the counterparty e.g. the landlord on the proposed signing date of the relevant agreement and to arrange for the exchange of the signature pages of such agreement with the counterparty concurrently. The signature page of the Group shall be dated the mutually agreed date of signing of the relevant agreement. In the event

\* For identification purpose only

that the date of the agreement can only be confirmed at a later date, the signature pages of the relevant parties shall only be exchanged and dated after the date of signing of the relevant agreement had been mutually agreed.

## 2. Implementation of the signing arrangement

For all future transactions of the Group that are subject to the requirements under Chapters 13, 14 and 14A of the Listing Rules, the Company's transaction or project team will formally communicate to the counterparty on the signing arrangements set out in paragraph 1 above and to ensure that the signing arrangements have been carried out properly. The Company's transaction or project team shall only release the signature page of the Group to the counterparty after obtaining prior approval from the company secretary or Director. The company secretary and the Board shall be kept informed of the status of the relevant transactions at all times.

The Directors believe that the implementation of the above remedial measures will strengthen the internal controls of the Group in respect of the signing arrangements for entering into agreements for proposed transactions and ensure timely reporting of the proposed transactions, and thereby help prevent the reoccurrence of similar incidents of non-compliance in the future.

By order of the Board  
**Tse Sui Luen Jewellery (International) Limited**  
**Annie Yau TSE**  
*Chairman*

Hong Kong, 23 January 2026

At the date of this announcement, the Board comprises:

*Executive Director:*

Mrs. Annie Yau TSE, *JP*

*Independent Non-executive Directors:*

Mr. CHAN Yue Kwong, Michael

Mr. CHOW Chee Wai, Christopher

Mr. Alex CHAN