
THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in any doubt as to any aspect of this circular or as to the action to be taken, you should consult a stockbroker or other registered dealer in securities, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your shares in Hong Kong Food Investment Holdings Limited 香港食品投資控股有限公司, you should at once hand this circular, together with the enclosed form of proxy, to the purchaser or the transferee, or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this circular, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this circular.

**HONG KONG FOOD INVESTMENT HOLDINGS LIMITED****香港食品投資控股有限公司***(Incorporated in Hong Kong with limited liability)***(Stock Code: 60)****MAJOR TRANSACTION
DISPOSAL OF PROPERTIES IN JAPAN**

A notice convening the Extraordinary General Meeting of Hong Kong Food Investment Holdings Limited 香港食品投資控股有限公司 to be held at Event Room 1-5, LG Floor (Lower Ground Floor), New World Millennium Hong Kong Hotel, 72 Mody Road, Tsim Sha Tsui East, Kowloon, Hong Kong on Friday, 12 June 2026 at 2:30 p.m. is set out on pages 23 to 24 of this circular. A form of proxy for use at the Extraordinary General Meeting is also enclosed. Such form of proxy is also published on the websites of Hong Kong Exchanges and Clearing Limited (www.hkexnews.hk) and the Company (www.hongkongfoodinvestment.com.hk).

Whether or not you would attend the Extraordinary General Meeting, please complete and sign the enclosed form of proxy in accordance with the instructions printed thereon and return it to the Company's share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong as soon as possible but in any event not less than 48 hours before the time appointed for the Extraordinary General Meeting (i.e. not later than 2:30 p.m. on Wednesday, 10 June 2026) or the adjourned meeting (as the case may be). Completion and return of the form of proxy will not preclude shareholders from attending and voting in person at the Extraordinary General Meeting if they so wish.

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DEFINITIONS

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

“Agreement”	the sale and purchase agreement entered into between the Vendor and the Purchaser dated 12 February 2026 for the sale and purchase of the Properties
“Board”	the board of Directors
“Company”	Hong Kong Food Investment Holdings Limited 香港食品投資控股有限公司, a company incorporated in Hong Kong with limited liability, the shares of which are listed on the main board of the Stock Exchange
“Completion”	Completion of the Disposal
“Consideration”	the total consideration for the Disposal payable by the Purchaser to the Vendor
“Directors”	the directors of the Company
“Disposal”	the disposal of the Properties by the Vendor to the Purchaser in accordance with the terms and conditions set out in the Agreement
“Extraordinary General Meeting”	the extraordinary general meeting of the Company to be convened and held at Event Room 1-5, LG Floor (Lower Ground Floor), New World Millennium Hong Kong Hotel, 72 Mody Road, Tsim Sha Tsui East, Kowloon, Hong Kong on Friday, 12 June 2026 at 2:30 p.m. for the purpose of considering and, if thought fit, approving, the Disposal and transactions contemplated thereunder
“Group”	the Company and its subsidiaries from time to time
“HK\$”	Hong Kong dollar, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“JPY”	Japanese Yen, the lawful currency of Japan
“Latest Practicable Date”	22 May 2026, being the latest practicable date prior to the printing of this circular for ascertaining certain information contained in this circular
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Properties”	collectively, Property A, Property B and Property C

DEFINITIONS

“Property A”	comprises the land and a 5-storey flat roof office building, with a gross floor area of approximately 200.60 square meters located at 112-10, Shinbashi 5-chome, Minato-ku, Tokyo, Japan (日本東京都港区新橋五丁目112番地10)
“Property B”	comprises the land and a 6-storey (including the basement floor) flat roof office building, with a gross floor area of approximately 171.17 square meters located at 112-11, Shinbashi 5-chome, Minato-ku, Tokyo, Japan (日本東京都港区新橋五丁目112番地11)
“Property C”	comprises the land and a 3-storey flat roof residential building, with a gross floor area of approximately 98.03 square meters located at 112-12, Shinbashi 5-chome, Minato-ku, Tokyo, Japan (日本東京都港区新橋五丁目112番地12)
“Purchaser”	Hengfeng Industry Company Limited* (恒豊産業株式会社), a company incorporated in Japan
“SFO”	the Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong, as amended, supplemented or otherwise modified from time to time
“Share(s)”	ordinary share(s) in the issued capital of the Company or if there has been a subsequent sub-division, consolidation, reclassification or reconstruction of the share capital of the Company, shares forming part of the ordinary equity share capital of the Company
“Shareholder(s)”	holder(s) of share(s) of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Vendor”	Wealth Creation Company Limited (創裕株式会社), a company incorporated in Japan and the registered owner of the Properties
“%”	per cent

Unless otherwise specified in this circular, amounts denominated in Japanese Yen have been converted into HK\$ at the rate of JPY1.00 = HK\$0.050474. This rate is for the purpose of illustration only and does not constitute a representation that any amount has been, could have been converted at the above rate or any other rates.

* for identification purpose only

LETTER FROM THE BOARD



HONG KONG FOOD INVESTMENT HOLDINGS LIMITED

香港食品投資控股有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 60)

Executive Directors:

TAI Chun Kit (*Chairman*)

TSE Siu Wan

WONG, Anita Ting Yuk

Registered Office:

21/F., Four Seas Group Centre

No. 41 King Yip Street

Kwun Tong, Kowloon

Hong Kong

Non-executive Director:

TAI Tak Fung, Stephen

Independent Non-executive Directors:

LAN Yee Fong, Steve John

CHEUNG Wing Choi

WONG, Louis Chung Yin

26 May 2026

To the Shareholders

Dear Sir/Madam,

MAJOR TRANSACTION DISPOSAL OF PROPERTIES IN JAPAN

INTRODUCTION

Reference is made to the announcement of the Company dated 12 February 2026 in relation to the Disposal.

The purpose of this circular is to provide you with further details in relation to the Disposal and other information as required under the Listing Rules.

LETTER FROM THE BOARD

THE DISPOSAL

On 12 February 2026, the Vendor (a wholly-owned subsidiary of the Company) and the Purchaser entered into the Agreement pursuant to which the Vendor conditionally agreed to sell, and the Purchaser conditionally agreed to purchase, the Properties for a total consideration of JPY1,250,000,000 (approximately HK\$63,092,000).

The key terms of the Disposal are as follows:

Parties and Information of the Properties

Vendor	:	Wealth Creation Company Limited (創裕株式会社), a company incorporated in Japan and the registered owner of the Properties; and
Purchaser	:	Hengfeng Industry Company Limited* (恒豊産業株式会社), a company incorporated in Japan
Properties to be disposed of	:	Property A, Property B and Property C

Properties	Description
Property A	comprises the land and a 5-storey flat roof office building, with a gross floor area of approximately 200.60 square meters located at 112-10, Shinbashi 5-chome, Minato-ku, Tokyo, Japan
Property B	comprises the land and a 6-storey (including the basement floor) flat roof office building, with a gross floor area of approximately 171.17 square meters located at 112-11, Shinbashi 5-chome, Minato-ku, Tokyo, Japan
Property C	comprises the land and a 3-storey flat roof residential building, with a gross floor area of approximately 98.03 square meters located at 112-12, Shinbashi 5-chome, Minato-ku, Tokyo, Japan

The Properties comprise 3 parcels of land with a total site area of approximately 136.19 sq.m.

LETTER FROM THE BOARD

Consideration and Payment Terms

The Consideration is JPY1,250,000,000 (approximately HK\$63,092,000) (representing approximately JPY9,178,354 per sq.m. based on the total site area of approximately 136.19 sq.m.), which has been determined after arm's length negotiations between the Vendor and the Purchaser with reference to (i) the valuation of the Properties of approximately JPY900,000,000 (equivalently to approximately HK\$45,427,000) provided by an independent valuer as at 31 March 2026, (ii) the recent transactions and market prices of comparable land of approximately JPY6,530,103 per sq.m. to JPY6,635,945 per sq.m. in the past two years before the date of the Agreement at Shinbashi, the same district as that of the Properties, (iii) the aggregate net book value of the Properties of approximately JPY634,725,000 (equivalent to approximately HK\$32,037,000) as at 31 January 2026, and (iv) the reasons for and benefits derived from the Disposal as set out in the section headed "REASONS FOR AND BENEFITS DERIVED FROM THE DISPOSAL" in this circular.

The Company received several verbal offers from local property agents previously and the existing Consideration is the best among all of them. As far as the Company knows, the Purchaser owns the land nearby and intends to combine the land of the Properties once acquired to form a bigger plot of land for redevelopment. Therefore, the Purchaser is eager to acquire the Properties. The Company performs yearly valuation by professional valuer on the Properties and monitors their values from time to time. As the Consideration is significantly higher than the valuation, the Board believes that the Consideration is fair and reasonable and in the interest of the Company and its Shareholders as a whole.

The Consideration shall be satisfied by the Purchaser in the following manner:

Date of Payment	Amount payable
On signing of the Agreement	JPY100,000,000 (equivalent to approximately HK\$5,047,000), as the deposit
On Completion	JPY1,150,000,000 (equivalent to approximately HK\$58,045,000), as the balance

Condition Precedent

The Disposal is subject to the approval of the Shareholders. If the approval of the Company's shareholders at the Extraordinary General Meeting is not obtained on or before 17 August 2026, the Agreement shall automatically terminate, and no claim shall be made by either party, provided that the Vendor shall return the deposit received from the Purchaser to the Purchaser without interest within 14 days.

Completion and Transfer of the Properties

Subject to the satisfaction of the condition precedent set out above, Completion shall take place on or before 31 August 2026.

Subject to receipt of the Consideration by the Vendor in full, the Vendor shall deliver the Properties to the Purchaser or its nominee upon Completion.

LETTER FROM THE BOARD

The Properties will be delivered on an “as-is” basis on the date of Completion provided that any existing tenancies on the Properties shall be terminated prior to Completion.

REASONS FOR AND BENEFITS DERIVED FROM THE DISPOSAL

Based on the information available to the Company, Japan’s economy is growing and the property market in big cities like Tokyo are experiencing a real estate boom driven by both local and foreign investment. However, it is noted that:

1. Prices are at all-time highs: Property values are at their highest point in the past 30 years. Selling properties at this stage may allow the property owners to lock in peak gains, and avoid possible risks and fluctuation of the Japanese property market;
2. Rising interest rates: Rising interest rates will lead to higher borrowing costs and reduce buyers’ purchasing power and have adverse effect on the property market; and
3. Shrinking profit margins: Property prices went up faster than the rents and resulted in lower percentage returns on investments, which will make investments in properties less attractive for purchasers and make it harder to sell.

Taking into account the above reasons, the Directors are of the view that the Disposal represents a good opportunity for the Group to realise its investment in the Properties with a considerable gain at a reasonable timing. The Disposal will increase the working capital of the Group and enhance its cashflow. The Directors consider that the Disposal is in the interests of the Company and its shareholders as a whole and the terms thereof are on normal commercial terms, which are fair and reasonable.

The Properties were previously used by the Group as office and workshop and are currently vacant. The Disposal is not expected to affect the Company’s existing business operation or business plan. As at the Latest Practicable Date, the Company did not have any intention, understanding, negotiation or arrangement (concluded or otherwise) to downsize, cease or dispose of its existing business and/or to acquire or inject any new business into the Company within the next 12 months.

FINANCIAL IMPACT OF THE DISPOSAL AND USE OF PROCEEDS

As at 31 January 2026, the aggregate net book value of the Properties was approximately JPY634,725,000 (equivalent to approximately HK\$32,037,000). The Group is expected to recognise a gain on disposal of the Properties of approximately JPY615,275,000 (equivalent to approximately HK\$31,055,000) (being the difference between the Consideration over the net book value, exclusive of relevant taxes and expenses). The estimated gain on disposal of the Properties after relevant taxes and expenses is estimated to be approximately JPY400 million (equivalent to approximately HK\$20 million).

The actual gain arising from the Disposal will be subject to audit by the Company’s auditors and may be different from the aforementioned amount.

LETTER FROM THE BOARD

The net proceeds from the Disposal of approximately JPY985,809,000 (equivalent to approximately HK\$49,758,000) will be used as working capital of the Group to support ongoing operations, including but not limited to payment of due trade and other payables, professional service fees, staff salaries and benefits, office rentals, utilities, and other operating costs necessary to maintain smooth daily operations. In addition, funds will be used in extending and strengthening the existing trading and catering business, with the breakdown approximately as follows: (1) food trading business (90%), and (2) catering business (10%).

The financial effects to the Group upon completion of the Disposal are expected to be:

- (i) a decrease of non-current assets of approximately JPY634,725,000 (equivalent to approximately HK\$32,037,000), being the net book value of the Properties;
- (ii) an increase of net current assets of approximately JPY985,809,000 (equivalent to approximately HK\$49,758,000), being the net proceeds from the Disposal; and
- (iii) an increase in net earnings by approximately JPY400 million (equivalent to approximately HK\$20 million), representing the net gain on the Disposal.

INFORMATION ON THE COMPANY, THE VENDOR, THE PURCHASER AND THE ULTIMATE BENEFICIAL OWNER OF THE PURCHASER

The Company is a limited liability company incorporated in Hong Kong, the shares of which are listed on the Stock Exchange. The Group's principal activities consist of the trading of frozen meats, seafood and vegetables, restaurant operations and communication and advertising design.

The Vendor is a company incorporated in Japan and is principally engaged in property holding. The Vendor is a wholly-owned subsidiary of the Company.

The Purchaser is a company incorporated in Japan and is principally engaged in property holding. To the best of the Directors' knowledge having made all reasonable enquiries, based on the information available to the Company, the Purchaser is held as to 100% by Mr. Chen Fuyun*.

To the best of the Directors' knowledge, information and belief, after having made all reasonable enquiries, the Purchaser and its ultimate beneficial owner are independent of the Company and connected person of the Company.

LISTING RULES IMPLICATIONS

Since one or more of the applicable percentage ratios under Rule 14.07 of the Listing Rules is 25% or more and all applicable percentage ratios are less than 75%, the Disposal constitutes a major transaction of the Company under Rule 14.06 of the Listing Rules and is subject to the reporting, announcement and shareholders' approval requirements under Chapter 14 of the Listing Rules.

* *for identification purpose only*

LETTER FROM THE BOARD

EXTRAORDINARY GENERAL MEETING

A notice convening the Extraordinary General Meeting for the purpose of considering and, if thought fit, approve the Agreement and the transactions contemplated thereunder is set out on pages 23 to 24 of this circular.

Pursuant to the Listing Rules, any vote of Shareholders at a general meeting must be taken by poll except where the chairman, in good faith, decides to allow a resolution which relates purely to a procedural or administrative matter to be voted on by a show of hands. An announcement on the poll results will be published by the Company after the Extraordinary General Meeting in the manner prescribed under the Listing Rules.

A form of proxy for use at the Extraordinary General Meeting is enclosed with this circular and such form of proxy is also published on the websites of Hong Kong Exchanges and Clearing Limited (www.hkexnews.hk) and the Company (www.hongkongfoodinvestment.com.hk). To be valid, the form of proxy must be completed and signed in accordance with the instructions printed thereon and deposited, together with the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power of attorney or authority at the Company's share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong as soon as possible but in any event not less than 48 hours before the time appointed for the Extraordinary General Meeting or the adjourned meeting (as the case may be). Completion and delivery of the form of proxy will not preclude you from attending and voting at the Extraordinary General Meeting if you so wish and in such event, the form of proxy shall be deemed to be revoked.

To the best of the Directors' knowledge, information and belief, having made reasonable enquiries, no Shareholder has a material interest in the Agreement and the transactions contemplated thereunder and is required to abstain from voting at the Extraordinary General Meeting.

CLOSURE OF SHAREHOLDERS' REGISTER

The record date for determining the eligibility of the Shareholders to attend and vote at the above meeting will be as of close of business on Friday, 12 June 2026. For the purpose of determining the list of shareholders who are entitled to attend and vote at the Extraordinary General Meeting, the shareholders' register of the Company will be closed from Tuesday, 9 June 2026 to Friday, 12 June 2026 (both dates inclusive). No transfer of Shares will be registered during these days. In order to qualify to attend and vote at the Extraordinary General Meeting, all instruments of transfer together with the relevant share certificate(s) must be lodged with the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration no later than 4:30 p.m. on Monday, 8 June 2026.

LETTER FROM THE BOARD

RECOMMENDATION

The Directors (including the independent non-executive Directors) are of the opinion that the terms of the Agreement and the transactions contemplated thereunder are fair and reasonable and in the interests of the Company and the Shareholders as a whole. Accordingly, the Directors (including the independent non-executive Directors) recommend all Shareholders to vote in favour of the resolution to be proposed at the Extraordinary General Meeting.

ADDITIONAL INFORMATION

Your attention is also drawn to the additional information set out in the appendices to this circular.

Yours faithfully,
On behalf of the Board
Hong Kong Food Investment Holdings Limited
TAI Chun Kit
Chairman

1. STATEMENT OF INDEBTEDNESS

As at the close of business on 31 March 2026, the Group had the following indebtedness:

	As at 31 March 2026 <i>HK\$'000</i>
Trust Receipt Loans	14,444
Lease Liabilities	2,178
	<hr/>
	16,622
	<hr/> <hr/>

Save as aforesaid or as otherwise disclosed herein, and apart from intra-group liabilities and normal trade payables in the ordinary course of business, as at the close of business on 31 March 2026, the Group did not have any outstanding debt securities issued and outstanding, and authorised or otherwise created but unissued, term loans, bank overdrafts and loans, other loans or other similar indebtedness, liabilities under acceptance or acceptable credits, debentures, mortgages, charges, hire purchases commitments, guarantee or other contingent liabilities.

The Directors have confirmed that, save as disclosed above, there has not been any material change in the indebtedness and contingent liabilities of the Group since 31 March 2026 and up to the Latest Practicable Date.

2. WORKING CAPITAL

The Directors are of the opinion that, taking into account the effect of the Disposal, cash flow from operations, the facilities available and the Group's present available financial resources, the Group will have sufficient working capital for its present requirements for at least 12 months from the date of this circular. The Company has obtained the relevant confirmation as required under Rule 14.66(12) of the Listing Rules.

3. FINANCIAL AND TRADING PROSPECTS OF THE GROUP

The Group is principally engaged in the business of trading of frozen meats and catering in Hong Kong. The Disposal concerns the disposal of the Properties, and will not change the business focus of the Group. The Disposal would benefit the Group by realising its investment in the Properties and improving the liquidity and overall financial position of the Group. All these will facilitate the trading business of the Group in the long run.

Frozen Meats Trading Business

Attributable to the satisfactory sales result of the new products in 2025, the revenue of the frozen meats trading business maintained stable despite the challenging business environment. Due to the Group's strategic marketing and effort on market penetration, new product from Japan achieved good sales. Looking ahead to the coming year, the cross-border consumption and dining will still be common and local consumption sentiment remains low. In response to the market changes, fast food chain restaurants sector was still the Group's main focus. The Group is actively expanding products mix and range particularly from high quality supply markets like Japan and south-east Asian countries. Besides frozen meat products, the Group will also import new products, e.g. cooked products and high-end products to enrich product portfolio to expand the customer base.

The trading sector is expected to continue benefiting from the steady growth of the Mainland economy. The anticipated growth in inbound tourism is likely to provide a significant boost to the catering sector, the Group's major customer segment. Facing the tough market environment and severe competition, the Group continue to focus on cost control as always, exploring new products to cater for the changing consumer preferences, focus on high-growth markets, e.g. south-east Asian countries to increase the profit margin, and formulate suitable marketing strategies and services to attract both local and international customers.

Catering Business

In 2025, the market situation for the catering industry was still tough. Affected by the amid economic stagnation, consumer sentiment was low and people spend less in dining than before. As the trend for cross-border consumption prevailed, catering industry in Hong Kong was severely affected. The effects included consumption downgrade and severe competition from the same industry. In order to cope with the current situation, the Group rolled out bargain meal options to customers and achieved growth in revenue and gross profit margin. We also adjusted and improved the mix of ingredients procurement strategy in order to lower the costs. Also, the Group launched targeted social media campaigns in Mainland China in order to attract more customers.

Under this sluggish market condition, the Group will continue to develop value for money menu to attract both new and existing customers, at the same time, strictly control the operational costs and food wastage tirelessly to achieve the best result. With the anticipated growth in inbound tourism and government initiatives to promote mega events in Hong Kong, the overall economic recovery is expected and is likely to provide a significant boost to the catering sector.

The following is the text of a letter, and valuation certificates, prepared for the purpose of incorporation in this circular received from Jones Lang LaSalle Corporate Appraisal and Advisory Limited, an independent valuer, in connection with its valuation as at 31 March 2026 the property interest held by the Group.



Jones Lang LaSalle Corporate Appraisal and Advisory Limited
7/F One Taikoo Place 979 King's Road Hong Kong
tel +852 2846 5000 fax +852 2169 6001
Company Licence No.: C-030171

26 May 2026

The Board of Directors
Hong Kong Food Investment Holdings Limited
21/F., Four Seas Group Centre
No. 41 King Yip Street
Kwun Tong, Kowloon
Hong Kong

Dear Sirs,

Jones Lang LaSalle Corporate Appraisal and Advisory Limited (“**JLL**” or “**we**”) are instructed by Hong Kong Food Investment Holdings Limited (the “**Company**”) to provide an opinion of the market value of the property interest held by the Company and its subsidiaries (hereinafter together referred to as the “**Group**”) in Japan. In accordance with your instructions, we confirm that we have carried out inspections, made relevant enquiries and searches and obtained such further information as we consider necessary for the purpose of providing you with our opinion on the market value of the property interest as at 31 March 2026 (the “**Valuation Date**”) for disclosure purpose.

Our valuation is carried out on a market value basis. Market value is defined as “the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

In valuing the property, we have valued the property interest on redevelopment basis which reflects the highest and best use of the property by the comparison approach in our valuation by making reference to comparable sale comparables in the market in assessment of the market values of the property interests. This approach rests on the wide acceptance of the market transactions as the best indicator and pre-supposes that evidence of relevant transactions in the market place can be extrapolated to similar properties, subject to allowances for variable factors.

Our valuation has been made on the assumption that the seller sells the property interest in the market without the benefit of a deferred term contract, leaseback, joint venture, management agreement or any similar arrangement, which could serve to affect the value of the property interest.

No allowance has been made in our report for any charge, mortgage or amount owing on any of the property interest valued nor for any expense or taxation which may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the property is free from encumbrances, restrictions and outgoing of an onerous nature, which could affect its value.

In valuing the property interest, we have complied with all requirements contained in Chapter 5 of the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited; the RICS Valuation – Global Standards published by the Royal Institution of Chartered Surveyors; the HKIS Valuation Standards published by the Hong Kong Institute of Surveyors; and the International Valuation Standards published by the International Valuation Standards Council.

We have relied to a very considerable extent on the information given by the Group and have accepted advice given to us on such matters as tenure, planning approvals, statutory notices, easements, particulars of occupancy, lettings, and all other relevant matters.

We have been shown copies of various title documents relating to the property interest in Japan and have made relevant enquiries. However, we have not searched the original documents to verify the ownership or to ascertain any amendment. All documents have been used as reference only and all dimensions, measurements and areas are approximate.

We have no reason to doubt the truth and accuracy of the information provided to us by the Group. We have also been advised by the Group that no material factors have been omitted from the information supplied. We considered that we have been provided with sufficient information to arrive an informed view, and we have no reason to suspect that any material information has been withheld.

We have not carried out detailed measurements to verify the correctness of the area in respect of the property but have assumed that the areas shown on the documents and official site plans handed to us are correct. All documents have been used as reference only and all dimensions, measurements and areas are approximations. No on-site measurement has been taken.

We have inspected the exterior of the property. However, we have not carried out investigation to determine the suitability of the ground conditions and services for any development thereon. Our valuation has been prepared on the assumption that these aspects are satisfactory. Moreover, no structural survey has been made, but in the course of our inspection, we did not note any serious defects. We are not, however, able to report whether the property is free of rot, infestation or any other structural defects. No tests were carried out on any of the services.

The site inspection was carried out on 22 April 2026 by Mr. Koki Watanabe who is a licensed appraiser and has 2 years' experience in the valuation of properties in Japan. Valuation of this property is carried out with the collaboration of our JLL Japan Office.

Unless otherwise stated, all monetary figures stated in this report are in Japanese Yen (JPY).

Climate change, sustainability, resilience, and ESG are increasingly influencing investment approaches as they may affect prospects for rental and capital growth, and susceptibility to obsolescence. Properties that do not meet the sustainability characteristics expected in the market may represent a higher investment risk, particularly as occupiers become more conscious of ESG impacts on operational workspace, which could impact on vacancy and rental levels. This view is supported by RICS in their recently published guidance note “Sustainability and ESG in commercial property valuation and strategic advice (3rd Edition).”

While some of the sustainability and ESG initiatives are considered subjective and intangible, they cannot always be demonstrated with quantifiable evidence. Based on our research and local market knowledge, there is not yet any direct and tangible evidence of ESG being reflected in specific investment behaviours and/or pricing considerations for assets of a similar nature to the subject property, although it is acknowledged that ESG criteria are forming part of an increasing number of investment mandates. However more tangible benefits such as energy efficiency are realisable in operational costs. We have not undertaken full asset and market investigations in this regard. Whilst there is currently no direct and tangible evidence to suggest that the market is making pricing adjustments for ESG, we will continue to monitor market movements and sentiment.

Our valuation certificate is attached below for your attention.

Yours faithfully,

For and on behalf of

Jones Lang LaSalle Corporate Appraisal and Advisory Limited

Eddie T. W. Yiu

MRICS MHKIS R.P.S. (GP)

Senior Director

Notes: Eddie T. W. Yiu is a Chartered Surveyor who has 32 years' experience in the valuation of properties in Hong Kong and the PRC as well as relevant experience in the Asia-Pacific region.

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Market Value on redevelopment basis as at the Valuation Date <i>JPY</i>
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112-10, 112-11 and 112-12, Shinbashi 5-chome, Minato-ku, Tokyo, Japan	The property is located at 16-1, Shinbashi 5-chome, western side of the Japan National Route 15 and at the northeastern side of 5-chome, Shinbashi, Minato-ku. The locality of the property is a developed mixed-use area which is well-served by public transportation including buses and railway. Shimbashi JR station is at about 5 minutes' walk from the property.	The property was vacant as at the Valuation Date.	900,000,000
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The property comprises 3 parcels of land with a total site area of approximately 136.19 sq.m.

Details of the area are set out as below.

	Site area (sq.m.)
112-10	48.02
112-11	41.03
112-12	47.14
Total	136.19

There are 3 contiguous buildings erected thereon, including a 5-storey flat roof office building with a total gross floor area ("GFA") of approximately 200.60 sq.m. completed in 1979, a 6-storey flat roof office building (including the basement floor) with a total GFA of approximately 171.17 sq.m. completed in 1967, and a 3-storey flat roof residential building with a total GFA of approximately 98.03 sq.m. completed in 2007.

The property is held under freehold interest.

Notes:

- Pursuant to the real estate registration transcripts provided by the Company, the registered owner of a parcel of land located at 112-10 Shinbashi 5-chome with a site area of approximately 48.02 sq.m. and an office building erected thereon with a gross floor area of approximately 200.60 sq.m. is Wealth Creation Company Limited (創裕株式会社) vide No. 22736 dated 29 August 2022.

2. Pursuant to the real estate registration transcripts, the registered owner of a parcel of land located at 112-11 Shinbashi 5-chome with a site area of approximately 41.03 sq.m. and an office building erected thereon with a total gross floor area of approximately 171.17 sq.m. is Wealth Creation Company Limited (創裕株式会社) vide No. 1167 dated 22 January 2020.
3. Pursuant to the real estate registration transcripts, the registered owner of a parcel of land located at 112-12 Shinbashi 5-chome with a site area of approximately 47.14 sq.m. and a residential building erected thereon with a total gross floor area of approximately 98.03 sq.m. is Wealth Creation Company Limited (創裕株式会社) vide No. 28001 dated 30 November 2021.
4. As advised by the Company, Wealth Creation Company Limited is a wholly-owned subsidiary of the Company.
5. The property is situated within an area zoned “Commercial District” according to the zoning designated by city planning law.
6. In the valuation of the property, we have made the following assumptions:
 - a. there are no material encumbrances that might be attached to the property interest and all proper title documents have been obtained; and
 - b. the property can be freely transferred, leased or mortgaged by the registered owner without payment of any further land grant premium or transfer fee.
7. In the course of our valuation, we have considered the redevelopment potential of the property as an amalgamated site due to the old age and outdated specifications of the existing buildings by comparison of comparable land transactions. We have identified and analyzed various relevant sales evidences of land between March 2025 and March 2026 within Minato-ku, Tokyo which have the similar characteristics as the property including same zoning and site area between 100 sq.m. to 190 sq.m., and analyzed 2 comparable land parcels. The selected comparable land parcels are exhaustive in terms of the above factors. The unit price of these comparables ranges from JPY6,530,103 to JPY6,635,945 per sq.m., appropriate adjustments and analysis are considered to the differences in several aspects including location, size and other characters between the comparables and the property to arrive at the market value. The general basis of adjustment is that if the comparable is superior to the property, a downward adjustment is made. Some details of the comparable land transactions are set out below:

Comparable	A	B
Location	Minami-azabu 1-chome, Minato-ku, Tokyo	Shiba 5-chome, Minato-ku, Tokyo
Zoning	Commercial District	Commercial District
Site Area (sq.m.)	162.75	182.21
Frontage	facing 1 road	facing 1 road
Date	Mar 2025	Nov 2025
Unit Rate (JPY per sq.m.)	6,635,945	6,530,103
Adjustment Factors		
Time	Upward adjustment	Upward adjustment
Size	No adjustment	No adjustment
Location	Downward adjustment	Downward adjustment
Frontage	Upward adjustment	Upward adjustment
Total adjustment	5.0%	1.0%
Adjusted Unit rate (JPY per sq.m.)	6,967,742	6,595,404

Based on the analysis of the comparables, the adjusted average unit rate is JPY6,716,272 per sq.m. on site area before deducting the estimated demolition cost. We multiply the adjusted average unit rate by the total site area of 136.19 sq.m. of the property and derived the value (before demolition cost) at JPY914,689,099. We then deduct the estimated demolition cost of JPY14,211,450 which is calculated by multiplying an estimated unit rate of demolition cost of JPY30,250 per sq.m. to the total GFA of the existing buildings of 469.8 sq.m. The value on the property on redevelopment basis is arrived and rounded at JPY900,000,000.

8. Due to the very old building age and condition of the existing 2 individual buildings and smaller land parcels generally command lower prices, we are in an opinion that the redevelopment potential of the property as an amalgamated site reflects the highest and best use of the property. Therefore, we have adopted the comparison of comparable land transactions as mentioned in note 7 in arriving at our value opinion of the property.

1. RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquires, confirm that to the best of their knowledge and belief the information contained in this circular 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 circular misleading.

2. DISCLOSURE OF INTERESTS

As at the Latest Practicable Date, the interests and short positions, if any, of the Directors or the chief executive of the Company in the shares, underlying shares and debentures of the Company or any associated corporation (within the meaning of Part XV of the SFO) which (i) were required to be notified to the Company and the Stock Exchange pursuant to the provisions of Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); or (ii) were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (iii) were required, pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 to the Listing Rules (the “**Model Code**”), to be notified to the Company and the Stock Exchange were as follows:

(A) Long positions in the ordinary shares of the Company

Name of directors	Number of ordinary share held, capacity and nature of interests			Approximate percentage of the Company’s total issued shares ⁽ⁱⁱ⁾
	Personal Interests (held as Beneficial owner)	Corporate interests (interests of controlled corporation)	Total interests	
TAI Tak Fung, Stephen	6,730,000	84,009,177 ⁽ⁱ⁾	90,739,177	35.49%
LAN Yee Fong, Steve John	800,000	–	800,000	0.31%

Notes:

(i) Such Shares comprise:

- (a) 30,914,000 Shares, representing approximately 12.09% of the Company’s total issued Shares, are held by Careful Guide Limited (“**CGL**”), which is wholly owned by Mr. Tai Tak Fung, Stephen. Therefore, his spouse, Ms. Wu Mei Yung, Quinly, is deemed to be interested in the 30,914,000 shares held by CGL;
- (b) 52,907,250 shares, representing approximately 20.69% of the Company’s total issued shares, are held by Special Access Limited (“**SAL**”), which is wholly owned by Mr. Tai Tak Fung, Stephen and his spouse, Ms. Wu Mei Yung, Quinly. Accordingly, Mr. Tai Tak Fung, Stephen and Ms. Wu Mei Yung, Quinly are deemed to be interested in the 52,907,250 shares held by SAL; and

(c) 187,927 shares, representing approximately 0.074% of the Company's total issued shares, are beneficially held by Four Seas Mercantile Holdings Limited ("FSMHL"). CGL and SAL, whose beneficial owners are set out under Notes (i)(a) and (i)(b) above, in aggregate hold more than one-third of the total issued shares of FSMHL. Accordingly, Mr. Tai Tak Fung, Stephen and his spouse, Ms. Wu Mei Yung, Quinly, are deemed to be interested in the 187,927 shares held by FSMHL.

(ii) The calculation is based on the number of 255,654,000 Shares in issue as at the Latest Practicable Date.

(B) Long positions in the ordinary shares of an associated corporation

Directors' interests in the equity of FSMHL as an associated corporation are as follows:

Name of directors	Number of ordinary share held, capacity and nature of interests			Total interests	Approximate percentage of such associated corporation's total issued shares ⁽ⁱⁱ⁾
	Personal Interests (held as Beneficial owner)	Corporate interests (interests of controlled corporation)			
TAI Tak Fung, Stephen	–	233,928,000 ⁽ⁱ⁾		233,928,000	61.55%
TAI Chun Kit	11,600,000	–		11,600,000	3.05%

Notes:

(i) Such shares comprise:

(a) 70,000,000 shares, representing approximately 18.42% of the total issued shares of FSMHL, are held by CGL, which is wholly owned by Mr. Tai Tak Fung, Stephen. Therefore, his spouse, Ms. Wu Mei Yung, Quinly, is deemed to be interested in the 70,000,000 shares held by CGL;

(b) 33,050,000 shares, representing approximately 8.69% of the total issued shares of FSMHL, are held by SAL, which is wholly owned by Mr. Tai Tak Fung, Stephen and his spouse, Ms. Wu Mei Yung, Quinly. Accordingly, Mr. Tai Tak Fung, Stephen and Ms. Wu Mei Yung, Quinly are deemed to be interested in the 33,050,000 shares held by SAL;

(c) 112,878,000 shares, representing approximately 29.70% of the total issued shares of FSMHL, are held by Capital Season Investments Limited, which is wholly owned by Advance Finance Investments Limited ("AFIL"). Since AFIL is wholly owned by the Company, which in turn Mr. Tai Tak Fung, Stephen, SAL, CGL and FSMHL in aggregate hold more than one-third of the total issued shares of the Company, and therefore, Mr. Tai Tak Fung, Stephen and his spouse, Ms. Wu Mei Yung, Quinly, are deemed to have interests in the 112,878,000 shares of FSMHL;

(d) 18,000,000 shares, representing approximately 4.74% of the total issued shares of FSMHL are held by Ms. Wu Mei Yung, Quinly. Accordingly, Ms. Wu Mei Yung, Quinly and her spouse, Mr. Tai Tak Fung, Stephen are deemed to be interested in the 18,000,000 shares of FSMHL.

(ii) The calculation is based on the number of 380,027,640 shares in issue as at the Latest Practicable Date.

Save as disclosed above, as at the Latest Practicable Date, none of the Directors and the chief executive of the Company and their respective close associates was interested, or was deemed to be interested in the long and short positions in the shares, underlying shares and/or debentures of the Company or any of its associated corporations, which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO, or as recorded in the Register of Directors and Chief Executive pursuant to section 352 of the SFO, or as notified to the Company and the Stock Exchange under the Securities Code or otherwise known by the Directors.

(C) Substantial shareholders' interests and/or short positions in the shares and underlying shares of the Company

So far as is known to each Director or the chief executive of the Company, as at the Latest Practicable Date, the following persons, other than a Director or the chief executive of the Company, had an interest or short position in the shares and underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or who was, directly or indirectly, interested in 5% or more in the issued shares of the Company as recorded in the register required to be kept by the Company under Section 336 of the SFO:

Long positions in the ordinary shares of the Company

Name of substantial shareholders	Number of ordinary shares held, capacity and nature of interests			Total interests	Approximate percentage of the Company's total issued shares ^(v)
	Direct/personal interests (held as beneficial owner)	Family interests (interests of spouse)	Corporate interests (interests of controlled corporation)		
SAL	52,907,250 ⁽ⁱ⁾	–	–	52,907,250	20.69%
CGL	30,914,000 ⁽ⁱⁱ⁾	–	–	30,914,000	12.09%
WU Mei Yung, Quinly	–	37,644,000 ⁽ⁱⁱⁱ⁾	53,095,177 ^(iv)	90,739,177	35.49%

Notes:

- (i) SAL is wholly owned by Mr. Tai Tak Fung, Stephen and his spouse, Ms. Wu Mei Yung, Quinly. This interest is also included as a corporate interest of Mr. Tai Tak Fung, Stephen and described above in Note (i)(b) under “(A) Long positions in the ordinary shares of the Company”.
- (ii) CGL is wholly owned by Mr. Tai Tak Fung, Stephen. This interest is also included as a corporate interest of Mr. Tai Tak Fung, Stephen and described above in Note (i)(a) under “(A) Long positions in the ordinary shares of the Company”.
- (iii) Out of the 37,644,000 shares, 6,730,000 shares (representing approximately 2.63% of the Company's total issued shares) are held by Mr. Tai Tak Fung, Stephen. Therefore, his spouse, Ms. Wu Mei Yung, Quinly, is deemed to have an interest therein. This interest is also included as a personal interest of Mr. Tai Tak Fung, Stephen under “(A) Long positions in the ordinary shares of the Company” set out above. The remaining 30,914,000 shares, representing approximately 12.09% of the Company's total issued shares, are held by CGL. This interest is also included as a corporate interest of Mr. Tai Tak Fung, Stephen and described above in Note (i)(a) under “(A) Long positions in the ordinary shares of the Company”.

- (iv) Out of the 53,095,177 shares, 187,927 shares (representing approximately 0.074% of the Company's total issued shares) are beneficially owned by FSMHL. The remaining 52,907,250 shares, representing approximately 20.69% of the Company's total issued shares, are owned by SAL. These interests are also included as corporate interests of Mr. Tai Tak Fung, Stephen and described above in Notes (i)(b) and (i)(c) under "(A) Long positions in the ordinary shares of the Company".
- (v) The calculation is based on the total number of 255,654,000 shares in issue as of the Latest Practicable Date.

Save as disclosed above, the Directors are not aware of any other persons who, as at the Latest Practicable Date, had an interest and short position in the shares and underlying shares of the Company which was recorded in the register required to be kept by the Company under Section 336 of the SFO.

As at the Latest Practicable Date, Mr. Tai Tak Fung, Stephen was a director of each of SAL and CGL, which had interests in the Shares which fell to be disclosed under Divisions 2 and 3 of Part XV of the SFO. Save as disclosed in this paragraph, none of the Directors was a director or employee of a company which had interest in the Shares or underlying Shares which would fall to be disclosed under the provisions of Divisions 2 and 3 of Part XV of the SFO.

3. DIRECTORS' INTERESTS

As at the Latest Practicable Date, none of the Directors had any existing or proposed service contract with any member of the Group (excluding contracts expiring or determinable by the employer within one year without payment of compensation, other than statutory compensation).

As at the Latest Practicable Date, none of the Directors had any interest, direct or indirect, in any assets which have, since 31 March 2025 (being the date to which the latest published audited consolidated financial statements of the Company were made up), been acquired or disposed of by or leased to any member of the Group, or were proposed to be acquired or disposed of by, or leased to, any member of the Group.

None of the Directors was materially interested in any contract or arrangement subsisting at the date of this circular and which is significant in relation to the business of the Group.

4. DIRECTORS' INTERESTS IN COMPETING BUSINESS

As at the Latest Practicable Date, none of the Directors and their respective associates had an interest in any business which competes or may compete, either directly or indirectly, with the business of the Group or have or may have any other conflict of interest with the Group pursuant to the Listing Rules.

5. LITIGATION

As at the Latest Practicable Date, none of the members of the Group was engaged in any litigation, arbitration or administrative proceedings of material importance and no litigation, arbitration, administrative proceedings or claim of material importance was known to the Directors to be pending or threatened against any member of the Group.

6. QUALIFICATION AND CONSENT OF EXPERT

The following is the qualification of the expert who has given an opinion or advice which is contained in this circular:

Name	Qualification
Jones Lang LaSalle Corporate Appraisal and Advisory Limited	Independent property valuer

As at the Latest Practicable Date, the expert listed above did not have any shareholding in any member of the Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group.

As at the Latest Practicable Date, the expert listed above did not have any interest, direct or indirect, in any assets which have been, since 31 March 2025 (being the date to which the latest published audited accounts of the Group were made up), acquired or disposed of by or leased to any member of the Group, or are proposed to be acquired or disposed of by or leased to any member of the Group.

The expert listed above has given and has not withdrawn its written consent to the issue of this circular with the inclusion of its letter and references to its name included herein in the form and context in which it appears.

7. MATERIAL CONTRACTS

The following contract has been entered into by the Group (not being contracts entered into in the ordinary course of business) within the two years immediately preceding the date of this circular and is or may be material:

- (a) the Agreement.

8. MISCELLANEOUS

- (a) The secretary of the Company is Ms. NG Ching Mei, fellow member of the Hong Kong Institute of Certified Public Accountants.
- (b) The registered office and principal place of business of the Company is at 21/F., Four Seas Group Centre, No. 41 King Yip Street, Kwun Tong, Kowloon, Hong Kong.
- (c) The share registrar and the transfer office of the Company is Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong.
- (d) The English text of this circular shall prevail over the Chinese text.

9. DOCUMENTS ON DISPLAY

Copies of the following documents will be published on the websites of the Stock Exchange (<http://www.hkexnews.hk>) and the Company (www.hongkongfoodinvestment.com.hk) from the date of this circular until 14 days hereafter:

- (a) the Agreement;
- (b) the property valuation report from Jones Lang LaSalle Corporate Appraisal and Advisory Limited, the text of which is set out in this circular; and
- (c) the written consents referred to in the paragraph headed “Qualification and Consent of Expert” in this appendix.

NOTICE OF EXTRAORDINARY GENERAL MEETING



HONG KONG FOOD INVESTMENT HOLDINGS LIMITED

香港食品投資控股有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 60)

NOTICE IS HEREBY GIVEN THAT the Extraordinary General Meeting (the “**Meeting**”) of Hong Kong Food Investment Holdings Limited 香港食品投資控股有限公司 (the “**Company**”) will be held at Event Room 1-5, LG Floor (Lower Ground Floor), New World Millennium Hong Kong Hotel, 72 Mody Road, Tsim Sha Tsui East, Kowloon, Hong Kong on Friday, 12 June 2026 at 2:30 p.m. for the purpose of considering and, if thought fit, passing with or without modification, the following resolution as an ordinary resolution of the Company.

Unless otherwise defined, capitalised terms used herein shall have the same meanings as ascribed to them in the circular of the Company dated 26 May 2026 (the “**Circular**”).

ORDINARY RESOLUTION

“**THAT:**

- (a) the execution and performance of the sale and purchase agreement dated 12 February 2026 for the sale and purchase of the Properties (the “**Agreement**”), a copy of which is tabled at the Meeting marked “A” and initialed by the chairman of the Meeting for identification purpose, entered into among Wealth Creation Company Limited (創裕株式会社) (the “**Vendor**”), a wholly-owned subsidiary of the Company and Hengfeng Industry Company Limited* (恒豐産業株式会社) (the “**Purchaser**”), pursuant to which, subject to the terms and conditions set out in the Agreement, the Vendor agreed to sell the Properties to the Purchaser at the total consideration of JPY1,250,000,000 (approximately HK\$63,092,000), be and is hereby approved, confirmed and ratified; and
- (b) any director of the Company be and is hereby authorised generally to do all acts, deeds and things, to take all steps and to approve, sign and execute all documents (including the affixation of the common seal of the Company where execution under seal is required), as he or she may in his or her sole and absolute discretion consider necessary, desirable or expedient for the purpose of or in connection with carry into effect, giving effect to, implementing or completing any of the transactions relating to or contemplated under the Agreement, and any and all actions heretofore taken by any one director of the Company that are consistent with the aforesaid be and are hereby approved, confirmed and ratified in all respects.”

* for identification purpose only

NOTICE OF EXTRAORDINARY GENERAL MEETING

Unless otherwise specified in this notice, amounts denominated in Japanese Yen have been converted into HK\$ at the rate of JPY1.00 = HK\$0.050474. This rate is for the purpose of illustration only and does not constitute a representation that any amount has been, could have been converted at the above rate or any other rates.

By Order of the Board
Hong Kong Food Investment Holdings Limited
Ng Ching Mei
Company Secretary

Hong Kong, 26 May 2026

Notes:

1. Any shareholder of the Company entitled to attend and vote at the Meeting is entitled to appoint a proxy or more than one proxy to attend and vote instead of him. A proxy need not be a shareholder of the Company. If more than one proxy is appointed, the number of shares in respect of which each such proxy so appointed must be specified in the relevant form of proxy. Every shareholder present in person or by proxy shall be entitled to one vote for each share held by him.
2. In order to be valid, the form of proxy together with the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power of attorney or authority, must be deposited at the Company's share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not less than 48 hours before the time appointed for the Meeting or the adjourned meeting (as the case may be). Delivery of the form of proxy should not preclude a shareholder of the Company from attending and voting in person at the Meeting and, in such event, the instrument appointing a proxy shall be deemed to be revoked.
3. The record date for determining the eligibility of the Shareholders to attend and vote at the above meeting will be as of close of business on Friday, 12 June 2026. For determining the entitlement to attend and vote at the Meeting, the Register of Members of the Company will be closed from Tuesday, 9 June 2026 to Friday, 12 June 2026, both days inclusive, during which period no transfer of shares will be registered. In order to be eligible to attend and vote at the Meeting, unregistered holders of shares of the Company should ensure that all transfer documents accompanied by the relevant share certificates must be lodged with the Company's share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 p.m. on Monday, 8 June 2026.
4. If tropical cyclone warning signed number 8 or above is hoisted, "extreme conditions" caused by super typhoons or a black rainstorm warning signal is in force at or at any time between 12:30 p.m. and 2:30 p.m. on the date of Extraordinary General Meeting, the Extraordinary General Meeting will be postponed. Shareholders are requested to visit the website of the Company at www.hongkongfoodinvestment.com.hk and the website of Hong Kong Exchanges and Clearing Limited at www.hkexnews.hk for details of alternative meeting arrangements. The Extraordinary General Meeting will be held as scheduled when an amber or red rainstorm warning signal is in force. Shareholders should decide on their own whether they would attend the Extraordinary General Meeting under bad weather conditions bearing in mind their own situations and if they do so, they are advised to exercise care and caution.
5. References to time and dates in this notice are to Hong Kong time and dates.

As at the date of this notice, the executive directors of the Company are Mr. TAI Chun Kit, Mr. TSE Siu Wan and Ms. WONG, Anita Ting Yuk; the non-executive director of the Company is Mr. TAI Tak Fung, Stephen; and the independent non-executive directors of the Company are Mr. LAN Yee Fong, Steve John, Mr. CHEUNG Wing Choi and Mr. WONG, Louis Chung Yin.