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**Eternal Beauty Holdings Limited**

**穎通控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 6883)**

- (1) CONTINUING CONNECTED TRANSACTIONS – RENEWAL OF HONG KONG TENANCY AGREEMENTS;  
AND  
(2) CONNECTED TRANSACTION – RENEWAL OF SHANGHAI TENANCY AGREEMENT**

**CONTINUING CONNECTED TRANSACTIONS - RENEWAL OF HONG KONG TENANCY AGREEMENTS**

On April 1, 2026, Eternal (Far East) entered into the Hong Kong Tenancy Agreements with the Landlords to renew the Existing Hong Kong Tenancy Agreements which expired on March 31, 2026 for a term of one year commencing on April 1, 2026 and expiring on March 31, 2027 (both days inclusive).

Mr. Lau is an executive Director and Chairman of the Board. Mrs. Lau is Mr. Lau's spouse and an associate of Mr. Lau. Each of Mr. Lau and Mrs. Lau is a connected person of the Company under the Listing Rules. Each of Land Pacific and Glasworld International is a 30%-controlled company (within the meaning of the Listing Rules) of Mr. Lau and an associate of Mr. Lau. Therefore, each of Land Pacific and Glasworld International is a connected person of the Company under the Listing Rules. Accordingly, the transactions contemplated under the Hong Kong Tenancy Agreements constitute continuing connected transactions of the Company under Chapter 14A of the Listing Rules.

Given that the Hong Kong Tenancy Agreements are of a similar nature and are entered into within a 12-month period and the Landlords are either Mr. Lau himself or associates of Mr. Lau, the transactions under the Hong Kong Tenancy Agreements are aggregated for the purpose of classification of connected transactions in accordance with Rule 14A.81 of the Listing Rules.

As one or more of the applicable percentage ratios in respect of the aggregated annual cap for the Hong Kong Tenancy Agreements exceed 0.1% but are all less than 5%, the Hong Kong Tenancy Agreements and the transactions contemplated thereunder are subject to the reporting, annual review and announcement requirements but are exempt from the independent Shareholders' approval requirement under Chapter 14A of the Listing Rules.

### **CONNECTED TRANSACTION – RENEWAL OF SHANGHAI TENANCY AGREEMENT**

On April 1, 2026, Eternal (Shanghai) Cosmetics entered into the Shanghai Tenancy Agreement with Shanghai Xiayi to renew the Existing Shanghai Tenancy Agreement which expired on March 31, 2026 for a term of two years commencing on April 1, 2026 and expiring on March 31, 2028 (both days inclusive).

Mr. Lau is an executive Director and Chairman of the Board. Shanghai Xiayi is an entity indirectly wholly-owned by Mr. Lau. Therefore, Shanghai Xiayi is a connected person of the Company under the Listing Rules. In accordance with HKFRS 16 applicable to the Company, the transaction contemplated under the Shanghai Tenancy Agreement is recognized as an acquisition of right-of-use asset. Accordingly, the transaction contemplated under the Shanghai Tenancy Agreement constitutes a one-off connected transaction of the Company under Chapter 14A of the Listing Rules.

As one or more of the applicable percentage ratios in respect of the value of right-of-use asset to be recognized by the Company in connection with the Shanghai Tenancy Agreement exceed 0.1% but are all less than 5%, the Shanghai Tenancy Agreement and the transaction contemplated thereunder are subject to the reporting and announcement requirements but are exempt from the independent Shareholders' approval requirement under Chapter 14A of the Listing Rules.

### **HONG KONG TENANCY AGREEMENTS**

On April 1, 2026, Eternal (Far East) entered into the Hong Kong Tenancy Agreements with the Landlords to renew the Existing Hong Kong Tenancy Agreements which expired on March 31, 2026 for a term of one year commencing on April 1, 2026 and expiring on March 31, 2027 (both days inclusive).

The principal terms of the Hong Kong Tenancy Agreements are summarized below.

Date:	April 1, 2026
Parties:	(i) Eternal (Far East), as tenant; and (ii) the Landlords as set out below in the section headed "Details of the Hong Kong Properties", as landlords
Subject Matter:	the Hong Kong Properties
Term:	April 1, 2026 to March 31, 2027 (both dates inclusive)

## Details of the Hong Kong Properties

<b>Location</b>	<b>Gross Floor Area</b>	<b>Landlord</b>	<b>Usage</b>	<b>Monthly Rent HK\$</b>
11/F Enterprise Square Two, No. 3 Sheung Yuet Road, Kowloon Bay, Hong Kong	875 sq.m.	Land Pacific	Office	160,140
Unit 1-3, 22/F Enterprise Square Two, No. 3 Sheung Yuet Road, Kowloon Bay, Hong Kong	319 sq.m.	Land Pacific	Office	58,463
Unit 5-6, 22/F Enterprise Square Two, No. 3 Sheung Yuet Road, Kowloon Bay, Hong Kong	304 sq.m.	Land Pacific	Office	55,607
Unit 1 & 2 9/F, Block A Ko Fai Industrial Bldg., 7 Ko Fai Road, Yau Tong, Hong Kong	2,114 sq.m.	Land Pacific	Warehouse	227,600
Unit 7, 22/F, Enterprise Square Two, No. 3 Sheung Yuet Road, Kowloon, Hong Kong	112 sq.m.	Mr. Lau and Mrs. Lau	Office	20,434
Unit 8, 22/F, Enterprise Square Two, No. 3 Sheung Yuet Road, Kowloon Bay, Hong Kong	140 sq.m.	Glasworld International	Office	25,636

The monthly rents payable for the Hong Kong Properties pursuant to the Hong Kong Tenancy Agreements were determined by the parties on an arm's length basis with reference to the monthly rents paid to the Landlords for the Hong Kong Properties pursuant to the Existing Hong Kong Tenancy Agreements and the prevailing market rates of comparable properties in the vicinity.

The monthly rents payable for the Hong Kong Properties pursuant to the Hong Kong Tenancy Agreements will be financed by the internal resources of the Group.

## Historical Transaction Amounts and Annual Cap

The table below sets out the historical transaction amounts under the Existing Hong Kong Tenancy Agreements for each of the two years ended March 31, 2026 and the annual cap for transactions contemplated under the Hong Kong Tenancy Agreements for the year ending March 31, 2027.

	<b>Transaction amounts for the year ended March 31, 2025</b> <i>(Note)</i> <i>HK\$</i>	<b>Transaction amounts for the year ended March 31, 2026</b> <i>(Note)</i> <i>HK\$</i>	<b>Annual Cap for the year ending March 31, 2027</b>  <i>HK\$</i>
11/F Enterprise Square Two, No. 3 Sheung Yuet Road, Kowloon Bay, Hong Kong	2,364,000	2,364,000	1,921,680
Unit 1-3, 22/F Enterprise Square Two, No. 3 Sheung Yuet Road, Kowloon Bay, Hong Kong	864,000	864,000	701,556
Unit 5-6, 22/F Enterprise Square Two, No. 3 Sheung Yuet Road, Kowloon Bay, Hong Kong	828,000	828,000	667,284
Unit 1 & 2 9/F, Block A Ko Fai Industrial Bldg., 7 Ko Fai Road, Yau Tong, Hong Kong	3,504,000	3,504,000	2,731,200
Unit 7, 22/F, Enterprise Square Two, No. 3 Sheung Yuet Road, Kowloon, Hong Kong	300,000	300,000	245,208
Unit 8, 22/F, Enterprise Square Two, No. 3 Sheung Yuet Road, Kowloon Bay, Hong Kong	384,000	384,000	307,632
<b>Total</b>	<b>8,244,000</b>	<b>8,244,000</b>	<b>6,574,560</b>

*Note:* As the entering into of the Existing Hong Kong Tenancy Agreements was regarded as an acquisition of right-of-use asset, no annual cap was required to be set.

The aggregated annual cap for transactions under the Hong Kong Tenancy Agreements for the year ending March 31, 2027 of HK\$6,574,560 has been determined by the Board based on the monthly rents payable for the Hong Kong Properties pursuant to the Hong Kong Tenancy Agreements.

## **Reasons for and Benefits of Entering into the Hong Kong Tenancy Agreements**

The Group's Enterprise Square Two Office is situated at the whole of 11th Floor and 22nd Floor of Enterprise Square Two, 3 Sheung Yuet Road, Kowloon Bay, Hong Kong. Eternal (Far East) has been renting the Hong Kong Properties from the Landlords for over 11 years for use as office and warehouse purposes, and intends to continue the tenancy after the expiry of the Existing Hong Kong Tenancy Agreements through the Hong Kong Tenancy Agreements. The Hong Kong Properties are rented to fulfill the practical business needs of the Group. The entering into of the Hong Kong Tenancy Agreements to renew the tenancy at the same locations will allow the Group to avoid incurring removal fees, renovation fees and all other incidental cost and expenses associated with moving into new premises.

In light of the above, the Directors (including the independent non-executive Directors) are of the view that the Hong Kong Tenancy Agreements and the transactions contemplated thereunder are on normal commercial terms and in the ordinary and usual course of business of the Group, and the terms in the Hong Kong Tenancy Agreements and the annual cap, are fair and reasonable and are in the interest of the Company and its Shareholders as a whole.

Since each of Mr. Lau and Mr. Lau Andy Wing Hang has a material interest in the Hong Kong Tenancy Agreements and the transactions contemplated thereunder, each of Mr. Lau and Mr. Lau Andy Wing Hang had abstained from voting on the relevant board resolutions approving the Hong Kong Tenancy Agreements and the transactions contemplated thereunder. Save as disclosed, none of the Directors has a material interest in the Hong Kong Tenancy Agreements or is required to abstain from voting on the relevant Board resolutions.

## **General Information in relation to the Hong Kong Tenancy Agreements**

The Group is principally engaged in retail, wholesale and distribution of perfumes, skincare products, color cosmetics, personal care products, eyewear and home fragrances in the PRC including Hong Kong and the Macau Special Administrative Region of the PRC.

Eternal (Far East) is an indirect wholly-owned subsidiary of the Company, and its principal business activities are the trading and retailing of perfumes, skincare products, color cosmetics and eyewear.

Land Pacific is a company incorporated in Hong Kong and owned as to 50% by Mr. Lau and 50% by Mrs. Lau. Its principal activity is investment holding.

Mr. Lau is an executive Director and Chairman of the Board.

Mrs. Lau is the spouse of Mr. Lau.

Glasworld International is a company incorporated in Hong Kong and owned as to 70% by Mr. Lau, 20% by Mr. Lau Andy Wing Hang and 10% by Mrs. Lau. Its principal activity is investment holding. Mr. Lau Andy Wing Hang is a non-executive Director.

## **Listing Rules Implications of the Hong Kong Tenancy Agreements**

Mr. Lau is an executive Director and Chairman of the Board. Mrs. Lau is Mr. Lau's spouse and an associate of Mr. Lau. Each of Mr. Lau and Mrs. Lau is a connected person of the Company under the Listing Rules. Each of Land Pacific and Glasworld International is a 30%-controlled company (within the meaning of the Listing Rules) of Mr. Lau and an associate of Mr. Lau. Therefore, each of Land Pacific and Glasworld International is a connected person of the Company under the Listing Rules. Accordingly, the transactions contemplated under the Hong Kong Tenancy Agreements constitute continuing connected transactions of the Company under Chapter 14A of the Listing Rules.

Given that the Hong Kong Tenancy Agreements are of a similar nature and are entered into within a 12-month period and the Landlords are either Mr. Lau himself or associates of Mr. Lau, the transactions under the Hong Kong Tenancy Agreements are aggregated for the purpose of classification of connected transactions in accordance with Rule 14A.81 of the Listing Rules.

As one or more of the applicable percentage ratios in respect of the aggregated annual cap for the Hong Kong Tenancy Agreements exceed 0.1% but are all less than 5%, the Hong Kong Tenancy Agreements and the transactions contemplated thereunder are subject to the reporting, annual review and announcement requirements but are exempt from the independent Shareholders' approval requirement under Chapter 14A of the Listing Rules.

## **SHANGHAI TENANCY AGREEMENT**

On April 1, 2026, Eternal (Shanghai) Cosmetics entered into the Shanghai Tenancy Agreement with Shanghai Xiayi to renew the Existing Shanghai Tenancy Agreement which expired on March 31, 2026 for a term of two years commencing on April 1, 2026 and expiring on March 31, 2028 (both days inclusive).

The principal terms of the Shanghai Tenancy Agreement are summarized below.

Date:	April 1, 2026
Parties:	(i) Eternal (Shanghai) Cosmetics, as tenant; and (ii) Shanghai Xiayi, as landlord
Subject Matter:	the Shanghai Property
Term:	April 1, 2026 to March 31, 2028 (both dates inclusive)
Gross Floor Area:	2236 sq.m.
Usage:	Office
Monthly Rent:	RMB544,200 (tax inclusive)

The monthly rent payable for the Shanghai Property pursuant to the Shanghai Tenancy Agreement was determined by the parties on an arm's length basis with reference to the monthly rent paid to Shanghai Xiayi for the Shanghai Property pursuant to the Existing Shanghai Tenancy Agreement and the prevailing market rates of comparable properties in the vicinity.

The Company estimates that, based on the terms of the Shanghai Tenancy Agreement, the value of right-of-use asset to be recognized under the Shanghai Tenancy Agreement is approximately RMB11,606,684, which is calculated with reference to the present value of the aggregate monthly rents (tax exclusive) for the entire term of the tenancy.

The monthly rent payable for the Shanghai Property pursuant to the Shanghai Tenancy Agreement will be financed by the internal resources of the Group.

### **Reasons for and Benefits of Entering into the Shanghai Tenancy Agreement**

Eternal (Shanghai) Cosmetics has been renting the Shanghai Property from Shanghai Xiayi for over 6 years for use as office purpose, and intends to continue the tenancy after the expiry of the Existing Shanghai Tenancy Agreement through the Shanghai Tenancy Agreement. The Shanghai Property is rented to fulfill the practical business needs of the Group. The entering into of the Shanghai Tenancy Agreement to renew the tenancy at the same location will allow the Group to avoid incurring removal fees, renovation fees and all other incidental cost and expenses associated with moving into new premises.

In light of the above, the Directors (including the independent non-executive Directors) are of the view that the Shanghai Tenancy Agreement and the transaction contemplated thereunder are on normal commercial terms and in the ordinary and usual course of business of the Group, and the terms in the Shanghai Tenancy Agreement are fair and reasonable and are in the interest of the Company and its Shareholders as a whole.

Since Mr. Lau has a material interest in the Shanghai Tenancy Agreement and the transaction contemplated thereunder, Mr. Lau had abstained from voting on the relevant board resolution approving the Shanghai Tenancy Agreement and the transaction contemplated thereunder. Save as disclosed, none of the Directors has a material interest in the Shanghai Tenancy Agreement or is required to abstain from voting on the relevant Board resolution.

### **General Information in relation to the Shanghai Tenancy Agreement**

The Group is principally engaged in retail, wholesale and distribution of perfumes, skincare products, color cosmetics, personal care products, eyewear and home fragrances in the PRC including Hong Kong and the Macau Special Administrative Region of the PRC.

Eternal (Shanghai) Cosmetics is an indirect wholly-owned subsidiary of the Company, and its principal business activities are the wholesale and retailing of perfumes, cosmetics and eyewear.

Shanghai Xiayi is a company established in the PRC and indirectly wholly-owned by Mr. Lau. Its principal activity is investment holding.

## **Listing Rules Implications of the Shanghai Tenancy Agreement**

Mr. Lau is an executive Director and Chairman of the Board. Shanghai Xiayi is an entity indirectly wholly-owned by Mr. Lau. Therefore, Shanghai Xiayi is a connected person of the Company under the Listing Rules. In accordance with HKFRS 16 applicable to the Company, the transaction contemplated under the Shanghai Tenancy Agreement is recognized as an acquisition of right-of-use asset. Accordingly, the transaction contemplated under the Shanghai Tenancy Agreement constitutes a one-off connected transaction of the Company under Chapter 14A of the Listing Rules.

As one or more of the applicable percentage ratios in respect of the value of right-of-use asset to be recognized by the Company in connection with the Shanghai Tenancy Agreement exceed 0.1% but are all less than 5%, the Shanghai Tenancy Agreement and the transaction contemplated thereunder are subject to the reporting and announcement requirements but are exempt from the independent Shareholders' approval requirement under Chapter 14A of the Listing Rules.

## **CONTINUED SUSPENSION OF TRADING**

At the request of the Company, trading in the shares of the Company on the Stock Exchange has been suspended with effect from 9:00 a.m. on Tuesday, March 17, 2026 and will remain suspended until further notice.

## **DEFINITIONS**

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

“associate(s)”	has the meaning ascribed to it under the Listing Rules
“Board”	the board of Directors
“Company”	Eternal Beauty Holdings Limited (穎通控股有限公司) (stock code: 6883), an exempted company incorporated in the Cayman Islands with limited liability, the Shares of which are listed on the Main Board of the Stock Exchange
“connected person”	has the meaning ascribed thereto in the Listing Rules
“Director(s)”	the director(s) of the Company
“Eternal (Far East)”	Eternal Optical & Perfumery (Far East) Limited (穎通(遠東)有限公司), a limited liability company incorporated under the laws of Hong Kong, and an indirect wholly-owned subsidiary of our Company
“Eternal (Shanghai) Cosmetics”	上海穎通化妝品有限公司 (Eternal (Shanghai) Cosmetics Ltd*), a limited liability company established under the laws of the PRC, and an indirect wholly-owned subsidiary of our Company

“Existing Hong Kong Tenancy Agreements”	the tenancy agreements entered into between Eternal (Far East) and the Landlords for the leasing of the Hong Kong Properties from April 1, 2024 to March 31, 2026, details of which are set out in section headed “Relationship with the Controlling Shareholders” in the prospectus issued by the Company dated June 18, 2025
“Existing Shanghai Tenancy Agreement”	the tenancy agreement entered into between Eternal (Shanghai) Cosmetics and Shanghai Xiayi for the leasing of the Shanghai Property from April 1, 2024 to March 31, 2026, details of which are set out in section headed “Relationship with the Controlling Shareholders” in the prospectus issued by the Company dated June 18, 2025
“Glasworld International”	Glasworld International Limited (嘉恒國際有限公司), a limited liability company incorporated under the laws of Hong Kong, and owned as to 70% by Mr. Lau, 20% by Mr. Lau Andy Wing Hang and 10% by Mrs. Lau
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Hong Kong Properties”	various commercial properties and a warehouse located in Hong Kong, the locations and gross floor areas of which are as set out in the section headed “Details of the Hong Kong Properties”
“Hong Kong Tenancy Agreements”	the tenancy agreements entered into between Eternal (Far East) and the Landlords on April 1, 2026 for the leasing of the Hong Kong Properties
“Landlords”	collectively, Land Pacific, Mr. Lau, Mrs. Lau and Glasworld International
“Land Pacific”	Land Pacific Investment Limited (立恒投資有限公司), a limited liability company incorporated under the laws of Hong Kong, and owned as to 50% by Mr. Lau and 50% by Mrs. Lau
“Listing Rules”	The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“Mr. Lau”	Mr. Lau Kui Wing, an executive Director and Chairman of the Board

“Mrs. Lau”	Ms. Chan Wai Chun, the spouse of Mr. Lau
“PRC”	the People’s Republic of China, which for the purpose of this announcement, shall exclude Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
“RMB”	Renminbi, the lawful currency of the PRC
“Shanghai Property”	the commercial property located at Units T3-3201 to T3-3219, Building 166 Minhong Road, Minhang District, Shanghai, PRC
“Shanghai Tenancy Agreement”	the tenancy agreement entered into between Eternal (Shanghai) Cosmetics and Shanghai Xiayi on April 1, 2026 for the leasing of the Shanghai Property
“Shanghai Xiayi”	上海夏意國際貿易有限公司 (Shanghai Xiayi International Trading Co., Ltd.*), a limited liability company established under the laws of the PRC, and indirectly wholly-owned by Mr. Lau
“Share(s)”	ordinary share(s) with a nominal value of HK\$0.001 each in the share capital of the Company
“sq.m.”	square metres
“Shareholder(s)”	holder(s) of the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent

\* For identification purposes only

By order of the Board  
**Eternal Beauty Holdings Limited**  
**Lau Kui Wing**  
*Chairman of the Board*

Hong Kong, April 1, 2026

*As at the date of this announcement, the Board comprises: (i) Mr. Lau Kui Wing, Ms. Lam King, Ms. Lau Wing Yin and Mr. Chu Wai Tsun, Baggio as executive Directors; (ii) Mr. Lau Andy Wing Hang as non-executive Director; and (iii) Mr. Lee Cheuk Yin Dannis, Mr. Nagy Guillaume Nicolas Sébastien and Ms. Chan Soh Cheng as independent non-executive Directors.*