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光大證券股份有限公司  
**Everbright Securities Company Limited**

*(A joint stock company incorporated in the People's Republic of China with limited liability)*  
**(Stock Code: 6178)**

**UPDATE ON CONNECTED TRANSACTION  
UNDER THE LEASE AGREEMENT**

Reference is made to the announcement dated November 30, 2023 (the “**Announcement**”) regarding the lease agreement (the “**Lease Agreement**”) entered into between CEBSI (as lessee), a wholly-owned subsidiary of the Company, and Everbright Centre Company (as lessor), in respect of the Leased Properties for an initial lease term of three years from May 1, 2023 to April 30, 2026 (the “**Initial Lease Period**”), subject to the renewal option exercisable by CEBSI for an extended lease term up to seven years in total at the prevailing market rent. Unless the context otherwise requires, capitalised terms used herein shall have the same meanings as defined in the Announcement.

In light of the impending expiry of the Initial Lease Period, CEBSI, a wholly-owned subsidiary of the Company, proposes to exercise its renewal option, pursuant to the terms and renewal mechanism of the Lease Agreement as previously disclosed in the Announcement, to renew the lease for a further three years commencing on May 1, 2026 and expiring on April 30, 2029 (both days inclusive) (the “**Renewed Lease**”).

The principal terms of the Renewed Lease are set out as follows:

- Term:** Three years commencing on May 1, 2026 and expiring on April 30, 2029 (both days inclusive), subject to the options exercisable by CEBSI according to the agreement at the third and sixth anniversaries of the Lease, for an extended lease term of up to four years in total, at the prevailing market rent.
- Rent:** Approximately HK\$2.95 million per month (excluding rent-free period benefits), exclusive of service charges, government rates and other outgoings. The rent adjustment was determined after arm's length negotiations between the parties with reference to the prevailing market rent information for comparable grade office premises in the same district as provided by Jones Lang LaSalle, an independent property valuer.
- Other fees:**
- (a) service charges of approximately HK\$0.52 million per month (subject to re-determination during the lease term); and
  - (b) licence fee for two car parking spaces waived during the lease term.
- Rent-free period:** CEBSI will enjoy a rent-free period of three months for the Leased Properties located on different floors of Everbright Centre as specified under the Lease Agreement.
- Deposit:** CEBSI shall pay a deposit of approximately HK\$10.84 million on or before the signing of the Lease Agreement.

Save as disclosed above, all other terms of the Lease Agreement remain unchanged.

In accordance with HKFRS 16 "Leases", the Group has recognised a right-of-use asset in 2023 in respect of the Leased Properties under the Lease Agreement at a value of approximately HK\$278.4 million, being the present value of the aggregated lease payments for the total maximum lease period (ten years) payable under the Lease Agreement. The Lease was recognised as an acquisition of right-of-use assets and the Company has also complied with requirements under Chapter 14A of the Listing Rules at the time of the entering into of the Lease Agreement, further details of which are set out in the Announcement. In accordance with HKFRS 16 "Leases", the exercise of renewal option under the Lease Agreement and entering into the renewed lease agreement will not result in the recognition of a new right-of-use asset.

The Company will make further announcement(s) in relation to the latest developments on the Lease Agreement as and when necessary.

By order of the Board  
**Everbright Securities Company Limited**  
**Zhao Ling**  
*Chairman*

Shanghai, the PRC  
April 30, 2026

*As at the date of this announcement, the Board of the Company comprises Mr. Zhao Ling (Chairman, Executive Director), Mr. Liang Yi (Non-executive Director, Employee Director), Mr. Liu Qiuming (Executive Director, President), Ms. Ma Rentao (Non-executive Director), Mr. Lian Yalin (Non-executive Director), Mr. Pan Jianyun (Non-executive Director), Mr. An Xuesong (Non-executive Director), Mr. Qin Xiaozheng (Non-executive Director), Mr. Ren Yongping (Independent Non-executive Director), Mr. Yin Junming (Independent Non-executive Director), Mr. Lau Ying Pan (Independent Non-executive Director), Ms. Chen Xuanjuan (Independent Non-executive Director) and Mr. Lv Suiqi (Independent Non-executive Director).*