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*Unless otherwise defined herein, capitalized terms used in this announcement shall have the same meanings as those defined in the prospectus dated 28 May 2026 (the “**Prospectus**”) of Lung Fung Group Holdings Limited (龍豐集團控股有限公司) (the “**Company**”).*

This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for any securities. This announcement is not a prospectus. Potential investors should read the Prospectus for detailed information about the Company and the Global Offering described below before deciding whether or not to invest in the Offer Shares. Any investment decision in relation to the Offer Shares should be taken solely in reliance on the information provided in the Prospectus.

*This announcement is not for release, publication, distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia). This announcement does not constitute or form a part of any offer or solicitation to purchase or subscribe for securities in the United States or in any other jurisdictions. The Offer Shares have not been, and will not be, registered under the United States Securities Act of 1933 as amended from time to time (the “**U.S. Securities Act**”) or securities law of any state or other jurisdiction of the United States. The Offer Shares may not be offered, sold, pledged or otherwise transferred within the United States, except pursuant to an available exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act. There will be no public offer of the Offer Shares in the United States. The Offer Shares are being offered and sold solely outside the United States in offshore transactions in reliance on Regulation S under the U.S. Securities Act.*

In connection with the Global Offering, DBS Asia Capital Limited acts as the Sole Sponsor, Sponsor-Overall Coordinator and Overall Coordinator.

Potential investors of the Offer Shares should note that the Sponsor-Overall Coordinator (for itself and on behalf of the Hong Kong Underwriters) shall be entitled to terminate the Hong Kong Underwriting Agreement with immediate effect upon the occurrence of any of the events set out in the section headed “Underwriting — Underwriting Arrangements and Expenses — Hong Kong Public Offering — Grounds for Termination” in the Prospectus at any time prior to 8:00 a.m. on the day that trading in the Shares commences on the Stock Exchange (which is currently expected to be on Friday, 5 June, 2026).



Lung Fung Group Holdings Limited
龍豐集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

GLOBAL OFFERING

Number of Offer Shares under the Global Offering	: 125,000,000 Shares
Number of Hong Kong Offer Shares	: 12,500,000 Shares
Number of International Offer Shares	: 112,500,000 Shares
Final Offer Price	: HK\$5.18 per Offer Share plus brokerage of 1.0%, SFC transaction levy of 0.0027%, Stock Exchange trading fee of 0.00565%, and AFRC transaction levy of 0.00015% (payable in full on application in Hong Kong dollars, subject to refund)
Nominal value	: HK\$0.0001 per Share
Stock code	: 2290

*Sole Sponsor, Overall Coordinator, Sole Global Coordinator,
Joint Bookrunner and Joint Lead Manager*



*Joint Bookrunners and Joint Lead Managers
(in alphabetical order)*



LUNG FUNG GROUP HOLDINGS LIMITED (龍豐集團控股有限公司) ANNOUNCEMENT OF FINAL OFFER PRICE AND ALLOTMENT RESULTS

Unless otherwise defined herein, capitalised terms used in this announcement shall have the same meanings as those defined in the prospectus dated 28 May 2026 (the “Prospectus”) issued by Lung Fung Group Holdings Limited (龍豐集團控股有限公司) (the “Company”).

Warning: In view of high concentration of shareholding in a small number of Shareholders, Shareholders and prospective investors should be aware that the price of the Shares could move substantially even with a small number of Shares traded and should exercise extreme caution when dealing in the Shares.

SUMMARY

Company information

Stock code	2290
Stock short name	LUNG FUNG GROUP
Dealings commencement date	5 June 2026*

* see note at the end of the announcement

Price Information

Final Offer Price	HK\$5.18
Offer Price Range	HK\$5.18 to HK\$6.38

Offer Shares and Share Capital

Number of Offer Shares	125,000,000
Final Number of Offer Shares in Hong Kong Public Offering	12,500,000
Final Number of Offer Shares in International Offering	112,500,000
Number of issued Shares upon Listing	500,000,000

Over-allocation

No. of Offer Shares over-allocated	0
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Proceeds

Gross proceeds⁽¹⁾	HK\$647.5 million
Less: Estimated listing expenses payable based on the final Offer Price	HK\$47.9 million
Net proceeds⁽²⁾	HK\$599.6 million

Notes:

- Gross proceeds refer to the amount to which the Company is entitled to receive.*
- For details of the use of proceeds, please refer to the section headed “Future Plans and Use of Proceeds” in the Prospectus.*

ALLOTMENT RESULTS DETAILS

HONG KONG PUBLIC OFFERING

No. of valid applications	133,189
No. of successful applications	16,359
Subscription level	664.92 times
No. of Offer Shares initially available under the Hong Kong Public Offering	12,500,000
No. of Offer Shares reallocated from the International Offering (reallocation)	0
Final no. of Offer Shares under the Hong Kong Public Offering (after reallocation)	12,500,000
% of Offer Shares under the Hong Kong Public Offering to the Global Offering	10%

Note: For details of the final allocation of shares to the Hong Kong Public Offering, investors can refer to <https://www.hkeipo.hk/iporesult> to perform a search by name or identification number or <https://www.hkeipo.hk/iporesult> for the full list of allottees.

INTERNATIONAL OFFERING

No. of places	78
Subscription Level	3.18 times
No. of Offer Shares initially available under the International Offering	112,500,000
No. of Offer Shares reallocated to the Hong Kong Public Offering (reallocation)	0
Final no. of Offer Shares under the International Offering (after reallocation)	112,500,000
% of Offer Shares under the International Offering to the Global Offering	90%

The Directors confirm that, to the best of their knowledge, information and belief, (i) none of the Offer Shares subscribed by the places and the public have been financed directly or indirectly by the Company, any of the Directors, chief executives, controlling shareholders, substantial shareholders, existing shareholders of the Company or any of its subsidiaries or their respective close associates; and (ii) none of the places and the public who have purchased the Offer Shares are accustomed to taking instructions from the Company, any of the Directors, chief executives, controlling shareholders, substantial shareholders, existing shareholders of the Company or any of its subsidiaries or their respective close associates in relation to the acquisition, disposal, voting or other disposition of Shares registered in his/her/its name or otherwise held by him/her/it.

LOCK-UP UNDERTAKINGS

Controlling Shareholders

<i>Name</i>	<i>Number of Shares held in the Company subject to lock-up undertakings upon Listing</i>	<i>% of shareholding in the Company subject to lock-up undertakings upon Listing</i>	<i>Last day subject to the lock-up undertakings⁽¹⁾</i>
TTK Holding Limited ⁽²⁾	375,000,000 Shares	75.00%	4 December 2026 (First Six-Month Period) ⁽³⁾ 4 June 2027 (Second Six-Month Period) ⁽⁴⁾
Subtotal	375,000,000 Shares	75.00%	

Notes:

- In accordance with the relevant Listing Rule/guidance materials, the required lock-up for the first six-month period ends on 4 December 2026 and for the second six-month period, on 4 June 2027. For further details, please refer to “Underwriting — Underwriting Arrangements and Expenses — Undertakings to the Stock Exchange Pursuant to the Listing Rules — Undertakings by our Controlling Shareholders” in the Prospectus.*
- TTK Holding Limited (“**TTK Holding**”) is an investment holding company owned by Mr. Tse Siu Hoi (“**Mr. Tse**”), Ms. Chan Yuen Fong Shirley (“**Mrs. Tse**”) and Ms. Tse Chui Ying (“**Ms. Tse**”) as to 97.29%, 2.70% and 0.01%, respectively. TTK Holding, Mr. Tse, Mrs. Tse and Ms. Tse will be the controlling shareholders of the Company and will continue to hold a controlling interest in the Company upon completion of the Global Offering. For further details, please refer to “Relationship with Our Controlling Shareholders” in the Prospectus.*
- The Controlling Shareholder may dispose of or transfer Shares after the indicated date subject to that the Controlling Shareholder will not cease to be a controlling shareholder (as defined in the Listing Rules) of the Company.*
- The Controlling Shareholder will cease to be prohibited from disposing of or transferring Shares after the indicated date.*

PLACEE CONCENTRATION ANALYSIS

Places*	Number of Shares allotted	Allotment as % of the International Offering	Allotment as % of total Offer Shares	Number of Shares held upon Listing	% of total issued share capital upon Listing
Top 1	9,200,000	8.18%	7.36%	9,200,000	1.84%
Top 5	38,025,000	33.80%	30.42%	38,025,000	7.61%
Top 10	62,345,000	55.42%	49.88%	62,345,000	12.47%
Top 25	97,706,500	86.85%	78.17%	97,706,500	19.54%

Notes:

* *Ranking of placees is based on the number of Shares allotted to the placees.*

SHAREHOLDERS CONCENTRATION ANALYSIS

Shareholders*	Number of Shares allotted	Allotment as % of the International Offering	Allotment as % of total Offer Shares	Number of Shares held upon Listing	% of total issued share capital upon Listing
Top 1	0	0.00%	0.00%	375,000,000	75.00%
Top 5	32,025,000	28.47%	25.62%	407,025,000	81.41%
Top 10	58,545,000	52.04%	46.84%	433,545,000	86.71%
Top 25	96,606,500	85.87%	77.29%	471,606,500	94.32%

Notes:

* *Ranking of Shareholders is based on the number of Shares held by the Shareholders upon Listing.*

BASIS OF ALLOCATION UNDER THE HONG KONG PUBLIC OFFERING

Subject to the satisfaction of the conditions set out in the Prospectus, valid applications made by the public will be conditionally allocated on the basis set out below:

Number of Shares applied for	Number of valid applications	Basis of allocation/ballot	Approximate percentage allotted of the total number of Shares applied for
POOL A			
500	46,124	2,307 out of 46,124 applicants to receive 500 Shares	5.00%
1,000	9,299	576 out of 9,299 applicants to receive 500 Shares	3.10%
1,500	25,001	1,753 out of 25,001 applicants to receive 500 Shares	2.34%
2,000	3,063	235 out of 3,063 applicants to receive 500 Shares	1.92%
2,500	2,111	174 out of 2,111 applicants to receive 500 Shares	1.65%
3,000	1,604	140 out of 1,604 applicants to receive 500 Shares	1.45%
3,500	940	86 out of 940 applicants to receive 500 Shares	1.31%
4,000	1,002	95 out of 1,002 applicants to receive 500 Shares	1.19%
4,500	806	80 out of 806 applicants to receive 500 Shares	1.10%
5,000	4,594	467 out of 4,594 applicants to receive 500 Shares	1.02%
6,000	1,330	143 out of 1,330 applicants to receive 500 Shares	0.90%
7,000	9,591	1,080 out of 9,591 applicants to receive 500 Shares	0.80%
8,000	1,014	119 out of 1,014 applicants to receive 500 Shares	0.73%
9,000	672	82 out of 672 applicants to receive 500 Shares	0.68%
10,000	2,937	369 out of 2,937 applicants to receive 500 Shares	0.63%
15,000	2,287	326 out of 2,287 applicants to receive 500 Shares	0.48%
20,000	1,160	181 out of 1,160 applicants to receive 500 Shares	0.39%
25,000	898	150 out of 898 applicants to receive 500 Shares	0.33%
30,000	858	152 out of 858 applicants to receive 500 Shares	0.30%
35,000	551	102 out of 551 applicants to receive 500 Shares	0.26%
40,000	535	103 out of 535 applicants to receive 500 Shares	0.24%
45,000	432	87 out of 432 applicants to receive 500 Shares	0.22%
50,000	1,223	252 out of 1,223 applicants to receive 500 Shares	0.21%
60,000	745	163 out of 745 applicants to receive 500 Shares	0.18%
70,000	750	172 out of 750 applicants to receive 500 Shares	0.16%
80,000	755	180 out of 755 applicants to receive 500 Shares	0.15%
90,000	604	150 out of 604 applicants to receive 500 Shares	0.14%
100,000	3,414	871 out of 3,414 applicants to receive 500 Shares	0.13%

Number of Shares applied for	Number of valid applications	Basis of allocation/ballot	Approximate percentage allotted of the total number of Shares applied for
200,000	1,545	488 out of 1,545 applicants to receive 500 Shares	0.08%
300,000	1,070	383 out of 1,070 applicants to receive 500 Shares	0.06%
400,000	708	277 out of 708 applicants to receive 500 Shares	0.05%
500,000	582	244 out of 582 applicants to receive 500 Shares	0.04%
600,000	424	188 out of 424 applicants to receive 500 Shares	0.04%
700,000	701	325 out of 701 applicants to receive 500 Shares	0.03%
Total	129,330	Total number of Pool A successful applicants: 12,500	

Number of Shares applied for	Number of valid applications	Basis of allocation/ballot	Approximate percentage allotted of the total number of Shares applied for
POOL B			
800,000	1,432	1,000 Shares plus 940 out of 1,432 applicants to receive an additional 500 Shares	0.17%
900,000	538	1,000 Shares plus 386 out of 538 applicants to receive an additional 500 Shares	0.15%
1,000,000	1,109	1,000 Shares plus 888 out of 1,109 applicants to receive an additional 500 Shares	0.14%
2,000,000	370	2,000 Shares	0.10%
3,000,000	137	2,500 Shares	0.08%
4,000,000	94	3,000 Shares	0.08%
5,000,000	33	3,500 Shares	0.07%
6,250,000	146	4,000 Shares	0.06%
Total	3,859	Total number of Pool B successful applicants: 3,859	

As of the date of this announcement, the relevant subscription monies previously deposited in the designated nominee accounts have been remitted back to the accounts of all HKSCC participants. Investors should contact their relevant brokers for any inquiries.

COMPLIANCE WITH LISTING RULES AND GUIDANCE

The Directors confirm that the Company has complied with the Listing Rules and guidance materials in relation to the placing, allotment and listing of the Company's Shares.

The Directors confirm that, to the best of their knowledge, no rebate has been, directly or indirectly, provided by the Company, the Controlling Shareholders, the Directors or syndicate members to any placees or the public (as the case may be) and the consideration paid by the placees or the public (as the case may be) directly or indirectly for each Offer Share subscribed for or purchased by them was the same as the final Offer Price in addition to any brokerage, AFRC transaction levy, SFC transaction levy and Stock Exchange trading fee payable.

DISCLAIMERS

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** Potential investors of the Offer Shares should note that the Sponsor-Overall Coordinator (for itself and on behalf of the Hong Kong Underwriters) shall be entitled to terminate the Hong Kong Underwriting Agreement with immediate effect upon the occurrence of any of the events set out in the section headed “Underwriting — Underwriting Arrangements and Expenses — Hong Kong Public Offering — Grounds for Termination” in the Prospectus at any time prior to 8:00 a.m. on the day that trading in the Shares commences on the Stock Exchange (which is currently expected to be on Friday, 5 June, 2026).*

PUBLIC FLOAT AND FREE FLOAT

Based on (i) the final Offer Price of HK\$5.18 per Offer Share and (ii) 500,000,000 Shares in issue immediately upon completion of the Global Offering, it is expected that the market capitalization of our Shares at the time of Listing will be HK\$2,590,000,000. Under Rule 8.08(1) of the Listing Rules, in the event the expected market value of the class of securities new to listing upon Listing does not exceed HK\$6,000,000,000, at least 25% of the total issued Shares must be held by the public upon Listing. Immediately following the completion of the Global Offering, the total number of the Shares held by the public represents 25% of the total issued Shares. Therefore, the Company will be able to satisfy the public float requirement under Rule 8.08(1) of the Listing Rules immediately upon Listing.

Based on the final Offer Price of HK\$5.18 per Offer Share, the Company will be able to satisfy the free float requirement under Rule 8.08A of the Listing Rules immediately upon Listing.

The Directors confirm that, immediately following the completion of the Global Offering, (i) no placee will, individually, be placed more than 10% of the enlarged issued share capital of the Company immediately after the Global Offering; (ii) there will not be any new substantial Shareholder immediately after the Global Offering; (iii) the three largest public Shareholders of the Company do not hold more than 50% of the Shares in public hands at the time of the Listing in compliance with Rules 8.08(3) and 8.24 of the Listing Rules; and (iv) there will be at least 300 Shareholders at the time of the Listing in compliance with Rule 8.08(2) of the Listing Rules.

COMMENCEMENT OF DEALINGS

The Share certificates will only become valid evidence of title at 8:00 a.m. on Friday, 5 June, 2026, provided that the Global Offering has become unconditional and the right of termination described in the section headed “Underwriting — Underwriting Arrangements and Expenses — Hong Kong Public Offering — Grounds for Termination” in the Prospectus has not been exercised. Investors who trade the Shares on the basis of publicly available allocation details prior to the receipt of Share certificates or prior to the Share certificates becoming valid evidence of title do so entirely at their own risk.

Assuming that the Global Offering becomes unconditional at or before 8:00 a.m. in Hong Kong on Friday, 5 June, 2026, it is expected that dealings in the Shares on the Stock Exchange will commence at 9:00 a.m. on Friday, 5 June, 2026. The Shares will be traded in board lots of 500 Shares each and the stock code of our Shares will be 2290.

By Order of the Board
Lung Fung Group Holdings Limited
Tse Siu Hoi
Executive Director and Chairman of the Board

Hong Kong, 4 June 2026

As at the date of this announcement, Directors of the Company are: (i) Mr. Tse Siu Hoi and Ms. Tse Chui Ying as executive Directors; and (ii) Mr. Chu Woon Ming, Mr. Yau Sheung Yu and Ms. Woo Pui Yan Joyce as independent non-executive Directors.