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Classified Group (Holdings) Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 8232)

INSIDE INFORMATION UPDATE ON THE SURRENDER AGREEMENT

This announcement is made by Classified Group (Holdings) Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) pursuant to Rule 17.10 of the Rules Governing the Listing of Securities on the Growth Enterprise Market of The Stock Exchange of Hong Kong Limited (the “**GEM Listing Rules**”) and the Inside Information Provisions (as defined in the GEM Listing Rules) under Part XIVA of the Securities and Future Ordinance (Chapter 571, Laws of Hong Kong).

Reference is made to the announcement of the Company dated 9 August 2017 in relation to the Proposed Closure of The Fat Pig (the “**Announcement**”). Capitalised terms used herein have the same meanings as those defined in the Announcement unless otherwise specified.

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that the Group had signed a surrender agreement (the “**Surrender Agreement**”) with Harriman Leasing Limited, the leasing agent for the landlord of The Fat Pig restaurant (the “**Landlord**”), on 31 August 2017 for the purpose of relinquishing the Group’s right to occupy the Premises from the Surrender Date (as defined below) and releasing the Landlord from all its obligations under the Lease. The key terms are described below:

- 1) the Group undertakes to vacate and surrender the Premises to the Landlord on a vacant basis in an “as is” condition as stipulated in the Surrender Agreement on 14 September 2017 (the “**Surrender Date**”);
- 2) the Group shall pay rent, service charge, air-conditioning charge, promotional charge, rates and other charges incurred in respect of the Premises up to and including the Surrender Date or such other date upon which the Premises are duly accepted by the Landlord, whichever date is later;
- 3) the Group shall forfeit the existing security deposit in full in the sum of approximately HK\$1.9 million held by the Landlord; and
- 4) the Group shall pay the Landlord the sum of approximately HK\$1.2 million as compensation representing the additional costs incurred by the Landlord for the early termination of the Lease.

Shareholders and potential investors should exercise caution when dealing in the securities of the Company.

By order of the Board
Classified Group (Holdings) Limited
WONG Arnold Chi Chiu
Chairman and Executive Director

Hong Kong, 31 August 2017

As at the date of this announcement, the chairman and the executive director of the Company is Mr. WONG Arnold Chi Chiu, the executive directors of the Company are Mr. LO Yeung Kit Alan, Mr. PONG Kin Yee and Mr. MA Chun Fai; and the independent non-executive directors of the Company are Dr. CHAN Kin Keung Eugene, Mr. CHUM Kwan Yue Desmond and Mr. NG Chun Fai Frank.

This announcement, for which the directors of the Company collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on the GEM of The Stock Exchange of Hong Kong Limited for the purpose of giving information with regard to the Company. The directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement 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 announcement misleading.

This announcement will remain on the GEM website at www.hkgem.com on the “Latest Company Announcements” page for at least 7 days from the date of its posting and on the Company’s website at www.classifiedgroup.com.hk.