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MOS HOUSE GROUP LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 1653)

GRANT OF SHARE OPTIONS

This announcement is made pursuant to Rule 17.06A of the Listing Rules.

The Board announces that on 29 September 2022, the Company has granted Share Options to its executive Directors to subscribe for up to a total of 4,800,000 Shares under the Share Option Scheme, subject to the acceptance of the grantees.

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|---|--|
| Date of Grant: | 29 September 2022 |
| Exercise price of the Share Options granted: | HK\$0.300 per Share, which is the higher of the following: <ul style="list-style-type: none">(i) the closing price of HK\$0.300 per Share on the Date of Grant;(ii) the average closing price of HK\$0.300 per Share for the five (5) business days immediately preceding the Date of Grant; and(iii) the nominal value of HK\$0.10 per Share. |
| Total number of Shares to be issued upon the exercise of the Share Options granted in full: | 4,800,000 Shares |
| Closing price of the Shares on the Date of Grant: | HK\$0.300 per Share |
| Validity period of the Share Options: | From 29 September 2022 until 28 September 2032 (both days inclusive). |
| Consideration for the grant of the Share Options: | HK\$1.00 to be paid by each grantee upon the acceptance of the Share Options granted. |

As at the Date of Grant, the Company had 240,000,000 Shares in issue.

The following Share Options were granted to the executive Directors of the Company:

| Name of the grantees | Position/Capacity | Number of underlying Shares |
|-----------------------------|--|------------------------------------|
| Simon Tso | Executive Director, Chairman of the Board and Chief Executive Officer of the Company | 2,400,000 Shares |
| Tsui To Fei | Executive Director | <u>2,400,000 Shares</u> |
| | Total | <u><u>4,800,000 Shares</u></u> |

The grant of the Share Options to the executive Directors has been approved by the independent non-executive Directors in accordance with Rule 17.04(1) of the Listing Rules. The executive Directors have not participated in the meeting for the approval of the grant of the Share Options to them.

DEFINITIONS

In this announcement, the following expressions have the following meanings:

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|-----------------------|---|
| “Board” | the board of Directors |
| “Date of Grant” | 29 September 2022 |
| “Director(s)” | the director(s) of the Company |
| “Listing Rules” | the Rules Governing the Listing of Securities on the Stock Exchange, as amended, supplemented or otherwise modified from time to time |
| “Share(s)” | ordinary share(s) of par value of HK\$0.1 each in the share capital of the Company |
| “Share Option(s)” | The share option(s) to subscribe for Share(s) under the Share Option Scheme |
| “Share Option Scheme” | the share option scheme adopted by the Company on 20 September 2018 |
| “Stock Exchange” | The Stock Exchange of Hong Kong Limited |

By order of the Board
MOS House Group Limited
Simon Tso
Chairman

Hong Kong, 29 September 2022

As at the date of this announcement, the Board comprises of two executive Directors, namely Mr. Simon Tso and Ms. Tsui To Fei and three independent non-executive Directors, namely Mr. Ng Wang To, Mr. Woo King Hang and Mr. Hui Chun Tak.