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ETERNITY INVESTMENT LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 764)

VOLUNTARY ANNOUNCEMENT SUPPLEMENTAL AGREEMENT TO THE CLUB LEASE AGREEMENT

This announcement is made by Eternity Investment Limited (the “**Company**”) on a voluntary basis.

References are made to the circular of the Company dated 31 August 2015 (the “**Circular**”) and the announcement of the Company dated 6 October 2015 in relation to, amongst others, the Transactions and the Club Lease Agreement. Capitalised terms used herein shall have the same meanings as those defined in the Circular.

Upon Completion on 6 October 2015, BJ Haikou No. 9 Co, a branch of an indirect wholly-owned subsidiary of Huayi Tencent Entertainment Company Limited, a company listed on the Stock Exchange (stock code: 419) as lessee, and BJ Bayhood No. 9 Co, an indirect wholly-owned subsidiary of the Company as lessor entered into the Club Lease Agreement. The total lease term of 20 years was divided into four rental periods of five years each. The first rental period of five years ended on 5 October 2020. Please refer to the Circular for further details of the Club Lease Agreement.

On 28 December 2020, BJ Haikou No. 9 Co and BJ Bayhood No. 9 Co entered into a supplemental agreement (the “**Supplemental Agreement**”) pursuant to which the remaining lease term of 15 years starting from 6 October 2020 shall be divided into five rental periods of three years each instead of three rental periods of five years each. The total rental amount for the remaining lease term of 15 years starting from 6 October 2020 shall remain unchanged. Pursuant to the Supplemental Agreement, the total rental amount for the three-year period starting from 6 October 2020 of RMB70,200,000 and the relevant deferral interests, if applicable, shall be settled in installments within 180 days from the signing of the Supplemental Agreement.

Save as mentioned above, the other terms of the Club Lease Agreement remain unchanged.

By Order of the Board
Eternity Investment Limited
Lei Hong Wai
Chairman

Hong Kong, 28 December 2020

As at the date of this announcement, the Board comprises four executive Directors, namely, Mr. Lei Hong Wai, Mr. Cheung Kwok Wai Elton, Mr. Chan Kin Wah Billy and Mr. Cheung Kwok Fan; and three independent non-executive Directors, namely, Mr. Wan Shing Chi, Mr. Ng Heung Yan and Mr. Wong Tak Chuen.