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**偉俊生物科技有限公司**  
**Wai Chun Bio-Technology Limited**  
*(Incorporated in the Cayman Islands with limited liabilities)*  
**(Stock code: 660)**

**SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO  
TENANCY AGREEMENT**

Reference is made to the announcement of the Company dated 30 December 2020 (the “Announcement”) in relation to a continuing connected transaction relating to New Tenancy Agreement. Terms used herein shall have the same meanings as defined in the Announcement unless otherwise stated.

As disclosed in the Announcement, on 30 December 2020, the Tenant entered into the New Tenancy Agreement with the Landlord for the lease of the Premises for a rental term of two years. As the Landlord is a connected person of the Company, the above transaction was disclosed as a continuing connected transaction under Chapter 14A of the Listing Rules.

The Board wishes to announce that the transaction under the Tenancy Agreement shall be classified as a connected transaction of the Company instead of a continuing connected transaction of the Company under the application of Hong Kong Financial Reporting Standards 16 (“HKFRS 16”).

Under HKFRS 16, which came into effect on leases entered into after 1 January 2019, the Group as lessee shall recognise a lease as a right-of-use asset and a lease liability. The right-of-use asset represents its right to use the underlying leased assets over the lease term and the lease liability represents its obligation to make lease payments.

The transaction under the New Tenancy Agreement should be regarded as an acquisition of asset under the definition of transaction set out in Rule 14.04(1)(a) and Rule 14A.24(1) of the Listing Rules. The value (unaudited) of the right-of-use asset recognised by the Company under the New Tenancy Agreement amounted to HK\$7,327,132 which is the present value of total consideration payable throughout the lease term under the New Tenancy Agreement in accordance with HKFRS 16. Discount rate of approximately 6.25% per annum, which is equivalent to the Company’s incremental borrowing rate during the terms of the New Tenancy Agreement, is applied to compute the present value of the total rent payable under the New Tenancy Agreement. Furthermore, as the New Tenancy Agreement is now regarded as an acquisition of asset, the annual cap requirements under Chapter 14A of the Listing Rules are no longer applicable.

As all of the applicable percentage ratios (as defined under the Listing Rules) under the New Tenancy Agreement are less than 25% and the total consideration is less than HK\$10,000,000, the transaction contemplated under the New Tenancy Agreement constitutes a discloseable and a connected transaction of the Company and is subject to announcement requirement but is exempt from the circular (including independent financial advice) and shareholders' approval requirements under Rule 14A.76 of the Listing Rules.

By Order of the Board  
**Wai Chun Bio-Technology Limited**  
**Lam Ching Kui**  
*Chairman and Chief Executive Officer*

Hong Kong, 6 January 2021

*As at the date of this announcement, the Board comprises one executive Director, namely Mr. Lam Ching Kui (Chairman and Chief Executive Officer), and three independent non-executive Directors, namely Mr. Chan Cheuk Ho, Mr. Wan Bo and Mr. Hau Pak Man.*