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**Max Sight Photo**  
**名仕快相**

**Max Sight Group Holdings Limited**

**名仕快相集團控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 8483)**

**ACQUISITION OF RIGHT-OF-USE ASSETS  
DISCLOSABLE TRANSACTION IN RELATION  
TO A LEASE AGREEMENT**

**LEASE AGREEMENT**

The Board announces that Max Medical Services Limited, a wholly-owned subsidiary of the Company, has entered into a Lease Agreement as tenant with Sackin Limited, an Independent Third Party, as landlord, in respect of the leasing of the Premises for a term of three years commencing from 15 September 2021 to 14 September 2024 (both days inclusive) and an option to renew for further three years from 15 September 2024 to 14 September 2027 (both days inclusive) for use as a medical centre.

**LISTING RULES IMPLICATIONS**

As one or more than one of the applicable percentage ratios (as defined in the GEM Listing Rules) in respect of the Lease Agreement is more than 5% and below 25%, the Lease Agreement constitutes a disclosable transaction for the Company, and is therefore subject to the notification and announcement requirement but exempt from the circular and Shareholders’ approval requirements pursuant to Chapter 19 of the GEM Listing Rules.

**Lease Agreement**

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## **Key Terms of the Lease Agreement**

Date	:	6 September 2021
Parties	:	(i) Sackin Limited, as the landlord (ii) Max Medical Services Limited, a wholly-owned subsidiary of the Company, as the tenant
Premises	:	Portion B of Shop 3 on Ground Floor of On Ning Building standing at No. 425 King's Road in Hong Kong
Term	:	Three years from 15 September 2021 to 14 September 2024 (both days inclusive)
Use	:	The tenant shall use the Premises as a medical centre of the Group in Hong Kong
Monthly rental	:	Monthly rent of HK\$70,000 during the term of the first three years and not more than 10% increment or not more than HK\$77,000 during the term of the subsequent three years (exclusive of rates, air conditioning and management charges and other outgoings) to be paid in advance on the sixteenth day of each and every calendar month without deduction. The aggregate value of consideration payable under the Lease Agreement is not more than HK\$5,292,000.
Security deposit	:	A deposit of HK\$210,000, being the sum of three months' rent (exclusive of rates, air-conditioning and management charges and other outgoings) currently payable in respect of the Premises shall be paid to the landlord on signing of the Lease Agreement. The deposit will be refunded to the tenant within 15 days after the expiration or termination of the Lease Agreement.
Option to renew	:	An option to renew for further three years from 15 September 2024 to 14 September 2027 (both days inclusive).

The monthly rent payment, the security deposit and the stamp duty will be paid through the Group's internal source of funding.

## **RIGHT-OF-USE ASSETS**

Pursuant to HKFRS16, the tenancy of the Premises will be recognized as right-of-use assets for an amount of approximately HK\$5,119,000, which is calculated with reference to the present value of the aggregated lease payments to be made under the Lease Agreement.

## **REASONS FOR AND BENEFITS OF THE LEASE AGREEMENT**

Reference is made to the announcement of the Company dated 6 September 2021 in respect of the Group's intention to commence medical business by operating clinics and/or medical centres in Hong Kong. The Premises would be used as a medical centre of the Group.

The terms of the Lease Agreement was arrived after arm's length negotiations and the rental was determined after taking into consideration the prevailing market price for comparable premises in the vicinity of the Premises.

The Directors consider that the transaction contemplated under the Lease Agreement is on normal commercial terms after arm's length negotiations between the parties, and the terms of the transaction contemplated under the Lease Agreement are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

## **INFORMATION ON THE PARTIES**

### **The Company**

The Company was incorporated in the Cayman Islands as an exempted company with limited liability. The Company is an investment holding company. The Group are principally engaged in provision of photography services through automatic identity documentation photo booths at different locations in Hong Kong and Guangdong Province, the People's Republic of China. The Group intends to commence medical business by operating clinic and/or medical centres in Hong Kong.

### **Max Medical Services Limited**

Max Medical Services Limited, a limited liability company incorporated under the laws of Hong Kong, is a wholly-owned subsidiary of the Company. The principal activity of Max Medical Services Limited is the operation of the medical business of the Group.

### **Sackin Limited**

Sackin Limited, a limited liability company incorporated under the laws of Hong Kong. To the best knowledge of the Directors, the principal activity of Sackin Limited is property investment.

To the best of the Directors knowledge, information and belief, after having made all reasonable enquiries, each of the landlord and its ultimate beneficial owners is an Independent Third Party as at the date of this announcement.

## **LISTING RULES IMPLICATIONS**

As one or more of the applicable percentage ratios (as defined in the GEM Listing Rules) in respect of the Lease Agreement is more than 5% and below 25%, the Lease Agreement constitutes a disclosable transaction for the Company, and is therefore subject to the notification and announcement requirement but exempt from the circular and Shareholders' approval requirements pursuant to Chapter 19 of the GEM Listing Rules.

## DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions have the following meanings:

“Board”	the board of Directors
“Company”	Max Sight Group Holdings Limited, a company incorporated in the Cayman Islands with limited liability, the issued shares of which are listed on the GEM of the Stock Exchange
“Director(s)”	the directors of the Company
“GEM”	GEM operated by the Stock Exchange
“GEM Listing Rules”	the rules governing the listing of securities on GEM, as amended from time to time
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“HKFRS 16”	Hong Kong Financial Reporting Standards 16 “Leases” which includes standards and interpretations promulgated by the Hong Kong Institute of Certified Public Accountants
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Independent Third Party”	any person or company and their respective ultimate beneficial owner, to the best of the Directors’ knowledge, information and belief having made all reasonable enquiries, is not connected persons of the Company and is third party independent of the Company and its connected persons in accordance with the GEM Listing Rules
“Lease Agreement”	the formal lease agreement dated 6 September 2021 entered into between Max Medical Services Limited as the tenant and Sackin Limited as the landlord in relation to the lease of the Premises
“Max Medical Services Limited”	Max Medical Services Limited, a limited liability company incorporated under the laws of Hong Kong, is a wholly-owned subsidiary of the Company
“Premises”	Portion B of Shop 3 on Ground Floor of On Ning Building standing at No. 425 King’s Road in Hong Kong

“Sackin Limited”	Sackin Limited, a limited liability company incorporated under the laws of Hong Kong, which is an Independent Third Party and the landlord of the Premises under the Lease Agreement
“Shareholder(s)”	holder(s) of the ordinary share(s) of HK\$0.01 each in the capital of the Company

By order of the Board  
**Max Sight Group Holdings Limited**  
**Chan Wing Chai, Jamson**  
*Chairman and Executive Director*

Hong Kong, 6 September 2021

*As at the date of this announcement, the executive Directors are Mr. Chan Wing Chai, Jamson, Mr. Chan Tien Kay, Timmy and Dr. Chan Wing Lok, Brian; the non-executive Directors are Mr. Cheung Kam Ting and Mr. Riccardo Costi; and the independent non-executive Directors are Mr. Ngai James, Mr. Hui Chi Kwan and Mr. Kwok Tsun Wa.*

*This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules 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 “Latest Company Announcements” page of GEM website at [www.hkgem.com](http://www.hkgem.com) for a minimum period of 7 days from the date of publication and on the website of the Company at [www.maxsightgroup.com](http://www.maxsightgroup.com).*