
CONNECTED TRANSACTION

We set out below our Group’s one-off transaction with a certain connected person before the [REDACTED].

CONNECTED PERSON

The following connected person has entered into a one-off connected transaction with us:

Connected person	Connected relationship
Longood Investment Limited	Longood Investment Limited is wholly owned by Mr. Bai

ONE-OFF TRANSACTION ENTERED INTO BEFORE THE [REDACTED]

Property lease agreement with Longood Investment Limited

Our subsidiary, HK ADTEK entered into a property lease agreement with Longood Investment Limited on August 20, 2024 (the “**Property Lease Agreement**”), pursuant to which Longood Investment Limited agreed to lease the property unit with a GFA of 256 sq. ft. located in Shatin, New Territories, Hong Kong to our Company (the “**Leased Premises**”) for a term of four years commencing on August 20, 2024. The Leased Premises is used by HK ADTEK as a place of business for administration purposes.

The annual rent is HK\$204,000. The annual rent amount was arrived at after arm’s length negotiations under normal commercial terms with reference to the prevailing market rental rates of similar properties in the same area.

The historical amounts of the payments for lease liabilities by us under the Property Lease Agreement for the three years ended December 31, 2025 was nil, RMB62,971 and RMB200,938, respectively.

In accordance with IFRS 16 “Leases”, the lease under the Property Lease Agreement is recognized as a right-of-use asset in our consolidated statement of financial position. Therefore, the entering into the Property Lease Agreement would be regarded as the acquisition of capital assets, and will be regarded as a one-off connected transaction, instead of a continuing connected transaction, for the purpose of the Listing Rules. Accordingly, the reporting, announcement, annual review and independent shareholders’ approval requirements in Chapter 14A of the Listing Rules will not be applicable.