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MEDICSKIN HOLDINGS LIMITED

密迪斯肌控股有限公司

(incorporated in the Cayman Islands with limited liability)
(Stock Code: 8307)

**DISCLOSEABLE TRANSACTION
IN RELATION TO THE TENANCY AGREEMENT**

THE TENANCY AGREEMENT

The Board is pleased to announce that on 6 October 2026, the Tenant (an indirect wholly-owned subsidiary of the Company) and the Landlord (an Independent Third Party) entered into the Tenancy Agreement in respect of the lease renewal of the Premises for a term commencing from 23 February 2028 to 22 February 2030 (both days inclusive) for use as one of the Group's medical skincare centres in Hong Kong.

IMPLICATIONS UNDER THE GEM LISTING RULES

Pursuant to HKFRS 16, as a result of the entering into of the Tenancy Agreement, the Group shall recognise the right-of-use asset in connection with the Tenancy Agreement on the consolidated financial statements of the Group, and the transaction contemplated thereunder will be regarded as an acquisition of asset by the Company in accordance with the GEM Listing Rules.

As one or more applicable percentage ratios (as defined under the GEM Listing Rules) in respect of the transaction contemplated under the Tenancy Agreement based on the value of the right-of-use asset recognised by the Group pursuant to HKFRS 16 exceed 5% but are below 25%, the entering into of the Tenancy Agreement constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements but is exempted from the circular and shareholders' approval requirements under Chapter 19 of the GEM Listing Rules.

The Board is pleased to announce that on 6 October 2026, the Tenant (an indirect wholly-owned subsidiary of the Company) and the Landlord (an Independent Third Party) entered into the Tenancy Agreement in respect of the lease renewal of the Premises commencing from 23 February 2028 to 22 February 2030 (both days inclusive) for use as one of the Group's medical skincare centres in Hong Kong.

RENEWAL OF THE TENANCY AGREEMENT

A summary of the principal terms of the Tenancy Agreement are set out below:

Date	6 October 2026
Parties	(a) the Landlord; and (b) the Tenant (an indirect wholly-owned subsidiary of the Company) To the best knowledge, information and belief of the Directors having made all reasonable enquiries, the Landlord and its ultimate beneficial owners are Independent Third Parties.
Premises	21 st Floor, New World Tower Two, 18 Queen's Road Central, Hong Kong
Use of the Premises	For the purpose of medical skincare centre
Term	Two years commencing from 23 February 2028 and expiring on 22 February 2030 (both days inclusive)
Rental payment	The monthly rent payable by the Tenant to the Landlord under the Tenancy Agreement shall be HK\$295,200, exclusive of government rates and other outgoings.
Deposit	The deposit payable by the Tenant is HK\$921,750

INFORMATION OF THE PARTIES

The Company and the Group

The Company is an investment holding company. The Group is principally engaged in the provision of medical skincare services, at prime locations in Hong Kong, which primarily focus on the treatment of skin diseases and problems and/or the improvement of appearance of clients.

The Landlord

The Landlord is principally engaged in property investment.

To the best of the Director's knowledge, information and belief, and having made all reasonable enquiries, the Landlord, New World Tower Company Limited, is a wholly-owned subsidiary of New World Development Company Limited, a company incorporated in Hong Kong with limited liability and the issued shares of which are listed on the Main Board of the Stock Exchange (stock code: 0017) and the Landlord and its ultimate beneficial owner(s) are Independent Third Parties.

REASONS FOR AND BENEFITS OF RENEWING THE TENANCY AGREEMENT

The Group has been leasing the Premises as one of its two medical skincare centres in Hong Kong since 23 February 2016. The Premises are strategically located in Hong Kong's Central District, offering sustained business opportunities and easy accessibility for the Group's existing and potential clients, given their proximity to major public transport links. Renewing the lease would accordingly preserve the Group's foothold in this prime location. The Group plans to renovate the existing centre

at the Premises, and having considered the time required for such works, it considered it appropriate and beneficial to renew the tenancy agreement at early stage, which was originally due to expire in February 2028 under the agreement signed in February 2025, to secure a tenancy term that extends for a sufficient period beyond the completion of renovation. This proactive renewal ensures that the tenancy will not lapse shortly after the renovation finishes, thereby safeguarding operational continuity and long-term stability for the centre.

The terms of the Tenancy Agreement, including the rental payment, were determined after arm's length negotiations between the Landlord and the Tenant and with reference to the prevailing market rental for properties of similar type, age and location. The lease renewal of the Premises is necessary for continuing the operation of business of the Group for use as a medical skincare centre and is in the ordinary and usual course of business of the Group. Having taken into account the above reasons and benefits, the Board therefore considers that the terms of the Tenancy Agreement are on normal commercial terms, fair and reasonable and in the interests of the Company and its shareholders as a whole.

THE RIGHT-OF-USE ASSET

Pursuant to HKFRS 16, as a result of the entering into of the Tenancy Agreement, the Group shall recognise the right-of-use asset on the consolidated financial statements of the Group, and the transaction contemplated thereunder will be regarded as an acquisition of asset by the Company in accordance with the GEM Listing Rules. The estimated value of the right-of-use asset to be recognised by the Group under the Tenancy Agreement shall amount to approximately HK\$5.4 million. The amount of rental payments over the Term will be settled out of the internal financial resources of the Group.

IMPLICATIONS UNDER THE GEM LISTING RULES

As one or more applicable percentage ratios (as defined under the GEM Listing Rules) in respect of the transaction contemplated under the Tenancy Agreement based on the estimated value of the right-of-use asset recognised by the Group pursuant to HKFRS 16 exceed 5% but are below 25%, the entering into of the Tenancy Agreement constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements but is exempted from the circular and shareholders' approval requirements under Chapter 19 of the GEM Listing Rules.

DEFINITIONS

The following terms shall have the following meanings ascribed to them respectively in this announcement unless the context otherwise requires:

“Board”	the board of Directors from time to time
“Company”	Medicskin Holdings Limited, a company incorporated in the Cayman Islands with limited liability, the issued shares of which are listed on GEM of the Stock Exchange
“Director(s)”	the director(s) of the Company from time to time
“GEM Listing Rules”	the Rules Governing the Listing of Securities on GEM of The Stock Exchange of Hong Kong Limited
“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” issued by the Hong Kong Institute of Certified Public Accountants
“Hong Kong”	Hong Kong Special Administrative Region of the People’s Republic of China
“Independent Third Party(ies)”	person(s) or company(ies) who is(are) independent of and not connected with the Company and its connected persons (having the meaning ascribed to it under the GEM Listing Rules)
“Landlord”	New World Tower Company Limited, an Independent Third Party
“Tenancy Agreement”	the Tenancy Agreement entered into between the Tenant and the Landlord on 6 October 2026 in relation to the lease renewal of the Premises
“Tenant”	Medicskin Laboratories Limited (美嬌絲肌科美有限公司), a company incorporated in Hong Kong with limited liability, is an indirect wholly-owned subsidiary of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent.

By order of the Board
Medicskin Holdings Limited
Dr. Kong Kwok Leung
Chairman

Hong Kong, 6 October 2026

As at the date of this announcement, the executive Directors are Dr. Kong Kwok Leung, Ms. Tsui Kan, Ms. Kong Chung Wai and Ms. Sin Chui Pik Christine; and the independent non-executive Directors are Mr. Chan Cheong Tat, Mr. Leung Siu Cheung and Mr. Lui Sze On.

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 Listed Company Information” page of the Stock Exchange’s website at www.hkexnews.hk for at least 7 days from the day of its posting. This announcement will also be published on the Company’s website at www.medicskinholdings.com.