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歐化國際有限公司

Ulferts International Limited

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 1711)**

**SUPPLEMENTAL ANNOUNCEMENT  
DISCLOSEABLE TRANSACTION  
IN RELATION TO RENEWAL OF TENANCY OF THE PROPERTY**

Reference is made to the announcement of Ulferts International Limited (the “**Company**”) dated 28 October 2022 (the “**Announcement**”) in relation to the Lease. Capitalised terms used herein shall have the same meanings as those defined in the Announcement unless the context otherwise requires.

The Board wishes to provide the Shareholders and potential investors of the Company with further information in relation to the Lease. The aggregate amount of rent payable by the Tenant under the Lease (excluding rates, Government rent and management charge) is approximately HK\$24.7 million. The rent shall be paid monthly in advance on the first day of each month.

Saved as disclosed above, all other information as set out in the Announcement remains unchanged and shall continue to be valid for all purposes. This announcement is supplemental to and should be read in conjunction with the Announcement.

By the order of the Board  
**Ulferts International Limited**  
**Wong Chi Fai**  
*Chairman*

Hong Kong, 9 November 2022

As at the date of this announcement, the Board comprises:

*Executive Directors:*

Mr. Wong Chi Fai  
Mr. Chan Chuen Yin  
Ms. Mok Fung Lin, Ivy  
Ms. Fan Man Seung, Vanessa

*Independent Non-executive Directors:*

Ms. Chan Yee Man  
Mr. Chiu Kin Fai  
Mr. Ng Hoi Yue