

Second Renewal Letter

Second renewal of the tenancy agreement dated 20 May 2019 entered into between Kato Elderly Affairs Limited (嘉濤安老有限公司) as landlord and Kato Kung Limited (嘉濤宮有限公司) as tenant in relation to the leasing of the premises of Kato Home for the Elderly (嘉濤耆樂苑)

Reference is made to the tenancy agreement (the “**Tenancy Agreement**”) dated 20 May 2019 and the first renewal letter dated 17 May 2022 entered into between Kato Elderly Affairs Limited (嘉濤安老有限公司) as landlord and Kato Kung Limited (嘉濤宮有限公司) as tenant in relation to the leasing of the premises for the operation of Kato Home for the Elderly (嘉濤耆樂苑). Unless the context requires otherwise, capitalised terms used herein shall bear the same meanings as defined in the Tenancy Agreement.

Pursuant to Clause 4.2 of the Tenancy Agreement, the Tenancy Agreement shall be renewed for three years upon expiration of the original Term and an additional three years upon expiration of the First Automatic Renewal on the same terms and conditions, provided that such renewal shall be subject to the applicable requirements of the Listing Rules.

The term of the First Automatic Renewal will expire on 31 March 2025. By way of this letter, we hereby acknowledge and confirm our mutual agreement in writing to renew the Tenancy Agreement upon expiration of the First Automatic Renewal on the following principal terms:

Parties:	(i) Kato Kung Limited (嘉濤宮有限公司), as tenant (ii) Kato Elderly Affairs Limited (嘉濤安老有限公司), as landlord
Location of property:	Shops 8–12 on G/F and 1/F, Lakeshore Building, 7 Tseng Choi Street, Tuen Mun, New Territories, Hong Kong
Size of property (saleable floor area):	Approximately 18,680 sq. ft.
Term:	1 April 2025 to 31 March 2028 (subject to renewal)
Monthly rental:	HK\$405,000 per month

Subject only to the variations contained herein and such other alterations (if any) as may be necessary to make the Tenancy Agreement consistent with this letter, the Tenancy Agreement shall remain in full force and effect and shall be read and construed together with this letter and be enforceable as if the terms of this letter were incorporated therein by way of addition and substitution, as the case may be.

This letter be signed in two or more counterparts whereas each of which shall be binding on the parties hereto and shall together constitute one instrument.

Unless expressly provided to the contrary in this letter, a person who is not a party to the Tenancy Agreement shall have no right under the Contracts (Rights of Third Parties) ordinance (Chapter 623 of the Laws of Hong Kong) to enforce any of the terms of this letter, and whether so provided in this letter or not, no consent of third party is required for the amendment to (including the waiver or compromise of any obligation), rescission of or termination of this letter.

This letter shall be governed by and construed in accordance with the laws of Hong Kong.

Dated this 3rd day of December 2024.

Signed by the Landlord

For and on behalf of
Kato Elderly Affairs Limited
(嘉濤安老有限公司)

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end, positioned above a horizontal line.

Name:
Director

Signed by the Tenant

For and on behalf of
Kato Kung Limited
(嘉濤宮有限公司)

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end, positioned above a horizontal line.

Name:
Director

Second Renewal Letter

Second renewal of the tenancy agreement dated 20 May 2019 entered into between Kato Property Limited (嘉濤置業有限公司) as landlord and Kato Kung Limited (嘉濤宮有限公司) as tenant in relation to the leasing of the premises of Kato Home for the Aged (嘉濤耆康之家)

Reference is made to the tenancy agreement (the “**Tenancy Agreement**”) dated 20 May 2019 and the first renewal letter dated 17 May 2022 entered into between Kato Property Limited (嘉濤置業有限公司) as landlord and Kato Kung Limited (嘉濤宮有限公司) as tenant in relation to the leasing of the premises for the operation of Kato Home for the Aged (嘉濤耆康之家). Unless the context requires otherwise, capitalised terms used herein shall bear the same meanings as defined in the Tenancy Agreement.

Pursuant to Clause 4.2 of the Tenancy Agreement, the Tenancy Agreement shall be renewed for three years upon expiration of the original Term and an additional three years upon expiration of the First Automatic Renewal on the same terms and conditions, provided that such renewal shall be subject to the applicable requirements of the Listing Rules.

The term of the First Automatic Renewal will expire on 31 March 2025. By way of this letter, we hereby acknowledge and confirm our mutual agreement in writing to renew the Tenancy Agreement upon expiration of the First Automatic Renewal on the following principal terms:

Parties:	(i) Kato Kung Limited (嘉濤宮有限公司), as tenant (ii) Kato Property Limited (嘉濤置業有限公司), as landlord
Location of property:	1/F, Tung Wai Court, No. 3 Tsing Ling Path, Tuen Mun, New Territories, Hong Kong
Size of property (saleable floor area):	Approximately 12,277 sq. ft.
Term:	1 April 2025 to 31 March 2028 (subject to renewal)
Monthly rental:	HK\$198,000 per month

Subject only to the variations contained herein and such other alterations (if any) as may be necessary to make the Tenancy Agreement consistent with this letter, the Tenancy Agreement shall remain in full force and effect and shall be read and construed together with this letter and be enforceable as if the terms of this letter were incorporated therein by way of addition and substitution, as the case may be.

This letter be signed in two or more counterparts whereas each of which shall be binding on the parties hereto and shall together constitute one instrument.

Unless expressly provided to the contrary in this letter, a person who is not a party to the Tenancy Agreement shall have no right under the Contracts (Rights of Third Parties) ordinance (Chapter 623 of the Laws of Hong Kong) to enforce any of the terms of this letter, and whether so provided in this letter or not, no consent of third party is required for the amendment to (including the waiver or compromise of any obligation), rescission of or termination of this letter.

This letter shall be governed by and construed in accordance with the laws of Hong Kong.

Dated this 3rd day of December 2024.

Signed by the Landlord

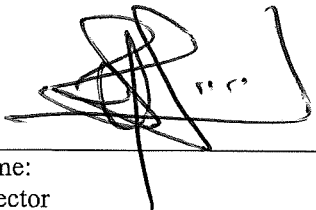
For and on behalf of
Kato Property Limited
(嘉濤置業有限公司)

X 

Name:
Director

Signed by the Tenant

For and on behalf of
Kato Kung Limited
(嘉濤宮有限公司)

X 

Name:
Director

Second Renewal Letter

Second renewal of the tenancy agreement dated 20 May 2019 entered into between Classic Mate Limited (嘉益有限公司) as landlord and Crawfield International Limited (嘉豐國際有限公司) as tenant in relation to the leasing of the premises of Fai-To Home for the Aged (On Lai) Branch (輝濤護老院(安麗分院))

Reference is made to the tenancy agreement (the “**Tenancy Agreement**”) dated 20 May 2019 and the first renewal letter dated 17 May 2022 entered into between Classic Mate Limited (嘉益有限公司) as landlord and Crawfield International Limited (嘉豐國際有限公司) as tenant in relation to the leasing of the premises for the operation of Fai-To Home for the Aged (On Lai) Branch (輝濤護老院(安麗分院)). Unless the context requires otherwise, capitalised terms used herein shall bear the same meanings as defined in the Tenancy Agreement.

Pursuant to Clause 4.2 of the Tenancy Agreement, the Tenancy Agreement shall be renewed for three years upon expiration of the original Term and an additional three years upon expiration of the First Automatic Renewal on the same terms and conditions, provided that such renewal shall be subject to the applicable requirements of the Listing Rules.

The term of the First Automatic Renewal will expire on 31 March 2025. By way of this letter, we hereby acknowledge and confirm our mutual agreement in writing to renew the Tenancy Agreement upon expiration of the First Automatic Renewal on the following principal terms:

Parties:	(i) Crawfield International Limited (嘉豐國際有限公司), as tenant (ii) Classic Mate Limited (嘉益有限公司), as landlord
Location of property:	Shops 1–17 on 1/F, On Lai Building, 3 Tsing To Path, Tuen Mun, New Territories, Hong Kong
Size of property (saleable floor area):	Approximately 5,271 sq. ft.
Term:	1 April 2025 to 31 March 2028 (subject to renewal)
Monthly rental:	HK\$103,000 per month

Subject only to the variations contained herein and such other alterations (if any) as may be necessary to make the Tenancy Agreement consistent with this letter, the Tenancy Agreement shall remain in full force and effect and shall be read and construed together with this letter and be enforceable as if the terms of this letter were incorporated therein by way of addition and substitution, as the case may be.

This letter be signed in two or more counterparts whereas each of which shall be binding on the parties hereto and shall together constitute one instrument.

Unless expressly provided to the contrary in this letter, a person who is not a party to the Tenancy Agreement shall have no right under the Contracts (Rights of Third Parties) ordinance (Chapter 623 of the Laws of Hong Kong) to enforce any of the terms of this letter, and whether so provided in this letter or not, no consent of third party is required for the amendment to (including the waiver or compromise of any obligation), rescission of or termination of this letter.


This letter shall be governed by and construed in accordance with the laws of Hong Kong.

Fai-To Home for the Aged (On Lai) Branch (輝濤護老院(安麗分院))

Dated this 3rd day of December 2024.


Signed by the Landlord

For and on behalf of
Classic Mate Limited
(嘉益有限公司)

X 
Name:
Director

Signed by the Tenant

For and on behalf of
Crawfield International Limited
(嘉豐國際有限公司)

X 
Name:
Director

Second Renewal Letter

Second renewal of the tenancy agreement dated 20 May 2019 entered into between Perfect Cheer Investment Limited (冠時投資有限公司) as landlord and Crawfield International Limited (嘉豐國際有限公司) as tenant in relation to the leasing of the premises of Fai To Home for the Aged (Tuen Mun) Branch (輝濤護老院屯門分院)

Reference is made to the tenancy agreement (the “**Tenancy Agreement**”) dated 20 May 2019 and the first renewal letter dated 17 May 2022 entered into between Perfect Cheer Investment Limited (冠時投資有限公司) as landlord and Crawfield International Limited (嘉豐國際有限公司) as tenant in relation to the leasing of the premises for the operation of Fai To Home for the Aged (Tuen Mun) Branch (輝濤護老院屯門分院). Unless the context requires otherwise, capitalised terms used herein shall bear the same meanings as defined in the Tenancy Agreement.

Pursuant to Clause 4.2 of the Tenancy Agreement, the Tenancy Agreement shall be renewed for three years upon expiration of the original Term and an additional three years upon expiration of the First Automatic Renewal on the same terms and conditions, provided that such renewal shall be subject to the applicable requirements of the Listing Rules.

The term of the First Automatic Renewal will expire on 31 March 2025. By way of this letter, we hereby acknowledge and confirm our mutual agreement in writing to renew the Tenancy Agreement upon expiration of the First Automatic Renewal on the following principal terms:

- Parties:**
- (i) Crawfield International Limited (嘉豐國際有限公司), as tenant
 - (ii) Perfect Cheer Investment Limited (冠時投資有限公司), as landlord
- Location of property:** 1/F, including Entrance on G/F, Florence Mansion, 6 Tsing Ling Path, Area 4B, Tuen Mun, New Territories, Hong Kong
- Size of property (saleable floor area):** Approximately 8,645 sq. ft.
- Term:** 1 April 2025 to 31 March 2028 (subject to renewal)
- Monthly rental:** HK\$167,000 per month

Subject only to the variations contained herein and such other alterations (if any) as may be necessary to make the Tenancy Agreement consistent with this letter, the Tenancy Agreement shall remain in full force and effect and shall be read and construed together with this letter and be enforceable as if the terms of this letter were incorporated therein by way of addition and substitution, as the case may be.

This letter be signed in two or more counterparts whereas each of which shall be binding on the parties hereto and shall together constitute one instrument.

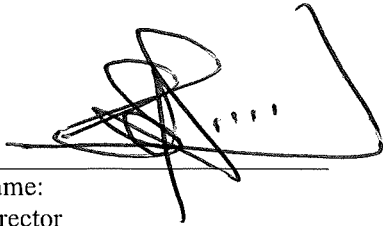
Unless expressly provided to the contrary in this letter, a person who is not a party to the Tenancy Agreement shall have no right under the Contracts (Rights of Third Parties) ordinance (Chapter 623 of the Laws of Hong Kong) to enforce any of the terms of this letter, and whether so provided in this letter or not, no consent of third party is required for the amendment to (including the waiver or compromise of any obligation), rescission of or termination of this letter.

This letter shall be governed by and construed in accordance with the laws of Hong Kong.

Dated this 3rd day of December 2024.

Signed by the Landlord

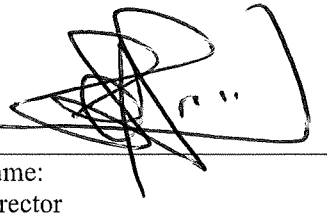
For and on behalf of
Perfect Cheer Investment Limited
(冠時投資有限公司)

X 

Name:
Director

Signed by the Tenant

For and on behalf of
Crawfield International Limited
(嘉豐國際有限公司)

X 

Name:
Director

Second Renewal Letter

Second renewal of the tenancy agreement dated 20 May 2019 entered into between Shing Kong Limited (豐成有限公司) as landlord and Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司) as tenant in relation to the leasing of the premises of Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司)

Reference is made to the tenancy agreement (the “**Tenancy Agreement**”) dated 20 May 2019 and the first renewal letter dated 17 May 2022 entered into between Shing Kong Limited (豐成有限公司) as landlord and Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司) as tenant in relation to the leasing of the premises for the operation of Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司). Unless the context requires otherwise, capitalised terms used herein shall bear the same meanings as defined in the Tenancy Agreement.

Pursuant to Clause 4.2 of the Tenancy Agreement, the Tenancy Agreement shall be renewed for three years upon expiration of the original Term and an additional three years upon expiration of the First Automatic Renewal on the same terms and conditions, provided that such renewal shall be subject to the applicable requirements of the Listing Rules.

The term of the First Automatic Renewal will expire on 31 March 2025. By way of this letter, we hereby acknowledge and confirm our mutual agreement in writing to renew the Tenancy Agreement upon expiration of the First Automatic Renewal on the following principal terms:

- Parties:**
- (i) Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司), as tenant
 - (ii) Shing Kong Limited (豐成有限公司), as landlord
- Location of property:** Shop C1, 1/F, Tsuen Wan Centre Shopping Arcade, 87–105 Tsuen King Circuit, Tsuen Wan, New Territories, Hong Kong
- Size of property (saleable floor area):** Approximately 15,950 sq. ft.
- Term:** 1 April 2025 to 31 March 2028 (subject to renewal)
- Monthly rental:** HK\$242,000 per month

Subject only to the variations contained herein and such other alterations (if any) as may be necessary to make the Tenancy Agreement consistent with this letter, the Tenancy Agreement shall remain in full force and effect and shall be read and construed together with this letter and be enforceable as if the terms of this letter were incorporated therein by way of addition and substitution, as the case may be.

This letter be signed in two or more counterparts whereas each of which shall be binding on the parties hereto and shall together constitute one instrument.

Unless expressly provided to the contrary in this letter, a person who is not a party to the Tenancy Agreement shall have no right under the Contracts (Rights of Third Parties) ordinance (Chapter 623 of the Laws of Hong Kong) to enforce any of the terms of this letter, and whether so provided in this letter or not, no consent of third party is required for the amendment to (including the waiver or compromise of any obligation), rescission of or termination of this letter.

This letter shall be governed by and construed in accordance with the laws of Hong Kong.

Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司)

Dated this 3rd day of December 2024.

Signed by the Landlord

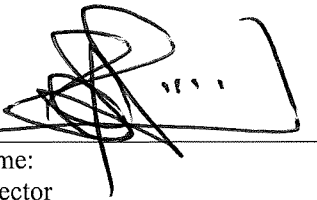
For and on behalf of
Shing Kong Limited
(**星成有限公司**)

X 

Name:
Director

Signed by the Tenant

For and on behalf of
Tsuen Wan Elderly Centre Limited
(**荃灣老人中心有限公司**)

X 

Name:
Director

Second Renewal Letter

Second renewal of the tenancy agreement dated 20 May 2019 entered into between Smarts Corporation Limited (仕茂有限公司) as landlord and Happy Luck Elderly Home Limited (荃威安老院有限公司) as tenant in relation to the leasing of the premises of Happy Luck Elderly Home Limited (荃威安老院有限公司)

Reference is made to the tenancy agreement (the “**Tenancy Agreement**”) dated 20 May 2019 and the first renewal letter dated 17 May 2022 entered into between Smarts Corporation Limited (仕茂有限公司) as landlord and Happy Luck Elderly Home Limited (荃威安老院有限公司) as tenant in relation to the leasing of the premises for the operation of Happy Luck Elderly Home Limited (荃威安老院有限公司). Unless the context requires otherwise, capitalised terms used herein shall bear the same meanings as defined in the Tenancy Agreement.

Pursuant to Clause 4.2 of the Tenancy Agreement, the Tenancy Agreement shall be renewed for three years upon expiration of the original Term and an additional three years upon expiration of the First Automatic Renewal on the same terms and conditions, provided that such renewal shall be subject to the applicable requirements of the Listing Rules.

The term of the First Automatic Renewal will expire on 31 March 2025. By way of this letter, we hereby acknowledge and confirm our mutual agreement in writing to renew the Tenancy Agreement upon expiration of the First Automatic Renewal on the following principal terms:

- Parties:**
- (i) Happy Luck Elderly Home Limited (荃威安老院有限公司), as tenant
 - (ii) Smarts Corporation Limited (仕茂有限公司), as landlord
- Location of property:** 2nd Floor of Phase 1 of Commercial Development of Allway Gardens, Nos. 187–195 Tsuen King Circuit, Nos. 2–22 On Yat Street, Tsuen Wan, New Territories, Hong Kong
- Size of property (saleable floor area):** Approximately 15,729 sq. ft.
- Term:** 1 April 2025 to 31 March 2028 (subject to renewal)
- Monthly rental:** HK\$227,000 per month

Subject only to the variations contained herein and such other alterations (if any) as may be necessary to make the Tenancy Agreement consistent with this letter, the Tenancy Agreement shall remain in full force and effect and shall be read and construed together with this letter and be enforceable as if the terms of this letter were incorporated therein by way of addition and substitution, as the case may be.

This letter be signed in two or more counterparts whereas each of which shall be binding on the parties hereto and shall together constitute one instrument.

Unless expressly provided to the contrary in this letter, a person who is not a party to the Tenancy Agreement shall have no right under the Contracts (Rights of Third Parties) ordinance (Chapter 623 of the Laws of Hong Kong) to enforce any of the terms of this letter, and whether so provided in this letter or not, no consent of third party is required for the amendment to (including the waiver or compromise of any obligation), rescission of or termination of this letter.

This letter shall be governed by and construed in accordance with the laws of Hong Kong.

Dated this 3rd day of December 2024.

Signed by the Landlord

For and on behalf of
Smarts Corporation Limited
(仕茂有限公司)

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Name:
Director

Signed by the Tenant

For and on behalf of
Happy Luck Elderly Home Limited
(荃威安老院有限公司)

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Name:
Director

Second Renewal Letter

Second renewal of the tenancy agreement dated 20 May 2019 entered into between Mr. Ngai Shi Shing Godfrey and Mr. Lam Kong as landlords and Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司) as tenant in relation to the leasing of the premises of the staff quarters for Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司)

Reference is made to the tenancy agreement (the “**Tenancy Agreement**”) dated 20 May 2019 and the first renewal letter dated 17 May 2022 entered into between Mr. Ngai Shi Shing Godfrey and Mr. Lam Kong as landlords and Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司) as tenant in relation to the leasing of the premises of the staff quarters for Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司). Unless the context requires otherwise, capitalised terms used herein shall bear the same meanings as defined in the Tenancy Agreement.

Pursuant to Clause 4.2 of the Tenancy Agreement, the Tenancy Agreement shall be renewed for three years upon expiration of the original Term and an additional three years upon expiration of the First Automatic Renewal on the same terms and conditions, provided that such renewal shall be subject to the applicable requirements of the Listing Rules.

The term of the First Automatic Renewal will expire on 31 March 2025. By way of this letter, we hereby acknowledge and confirm our mutual agreement in writing to renew the Tenancy Agreement upon expiration of the First Automatic Renewal on the following principal terms:

Parties:	(i) Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司), as tenant (ii) Mr. Ngai Shi Shing Godfrey and Mr. Lam Kong, as landlords
Location of property:	Flat C, 24/F, Block 9 (Nanking House), Tsuen Wan Centre, 89 Tsuen King Circuit, Tsuen Wan, New Territories, Hong Kong
Size of property (saleable floor area):	Approximately 425 sq. ft.
Term:	1 April 2025 to 31 March 2028 (subject to renewal)
Monthly rental:	HK\$12,200 per month

Subject only to the variations contained herein and such other alterations (if any) as may be necessary to make the Tenancy Agreement consistent with this letter, the Tenancy Agreement shall remain in full force and effect and shall be read and construed together with this letter and be enforceable as if the terms of this letter were incorporated therein by way of addition and substitution, as the case may be.


This letter be signed in two or more counterparts whereas each of which shall be binding on the parties hereto and shall together constitute one instrument.

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This letter shall be governed by and construed in accordance with the laws of Hong Kong.

Dated this 3rd day of December 2024.

Signed by the Landlords

X 

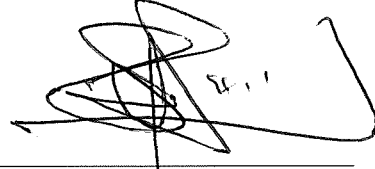
Ngai Shi Shing Godfrey



Lam Kong

Signed by the Tenant

For and on behalf of
Tsuen Wan Elderly Centre Limited
(荃灣老人中心有限公司)

X 

Name:
Director

*Staff quarters for Kato Home for the Elderly (嘉濤耆樂苑)
and Kato Home for the Aged (嘉濤耆康之家)*

Second Renewal Letter

Second renewal of the tenancy agreement dated 20 May 2019 entered into between Ms. Ngai Ka Yee and Kato Elderly Affairs Limited (嘉濤安老有限公司) as landlords and Kato Kung Limited (嘉濤宮有限公司) as tenant in relation to the leasing of the premises of the staff quarters for Kato Home for the Elderly (嘉濤耆樂苑) and Kato Home for the Aged (嘉濤耆康之家)

Reference is made to the tenancy agreement (the “**Tenancy Agreement**”) dated 20 May 2019 and the first renewal letter dated 17 May 2022 entered into between Ms. Ngai Ka Yee and Kato Elderly Affairs Limited (嘉濤安老有限公司) as landlords and Kato Kung Limited (嘉濤宮有限公司) as tenant in relation to the leasing of the premises of the staff quarters for Kato Home for the Elderly (嘉濤耆樂苑) and Kato Home for the Aged (嘉濤耆康之家). Unless the context requires otherwise, capitalised terms used herein shall bear the same meanings as defined in the Tenancy Agreement.

Pursuant to Clause 4.2 of the Tenancy Agreement, the Tenancy Agreement shall be renewed for three years upon expiration of the original Term and an additional three years upon expiration of the First Automatic Renewal on the same terms and conditions, provided that such renewal shall be subject to the applicable requirements of the Listing Rules.

The term of the First Automatic Renewal will expire on 31 March 2025. By way of this letter, we hereby acknowledge and confirm our mutual agreement in writing to renew the Tenancy Agreement upon expiration of the First Automatic Renewal on the following principal terms:

- Parties:**
- (i) Kato Kung Limited (嘉濤宮有限公司), as tenant
 - (ii) Ms. Ngai Ka Yee and Kato Elderly Affairs Limited (嘉濤安老有限公司), as landlords
- Location of property:** Rooms C and D on 2/F and Flat Roof, Lakeshore Building, 7 Tseng Choi Street, Tuen Mun, New Territories, Hong Kong
- Size of property (saleable floor area):** Approximately 8,257 sq. ft.
- Term:** 1 April 2025 to 31 March 2028 (subject to renewal)
- Monthly rental:** HK\$29,700 per month

Subject only to the variations contained herein and such other alterations (if any) as may be necessary to make the Tenancy Agreement consistent with this letter, the Tenancy Agreement shall remain in full force and effect and shall be read and construed together with this letter and be enforceable as if the terms of this letter were incorporated therein by way of addition and substitution, as the case may be.

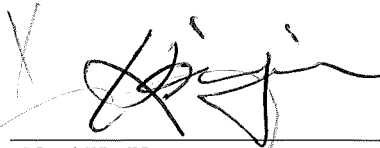
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This letter shall be governed by and construed in accordance with the laws of Hong Kong.

Dated this 3rd day of December 2024.

Signed by the Landlords



Ngai Ka Yee

For and on behalf of
Kato Elderly Affairs Limited
(嘉濤安老有限公司)



Name:
Director:

Signed by the Tenant

For and on behalf of
Kato Kung Limited
(嘉濤宮有限公司)



Name:
Director

*Staff quarters for Happy Luck Elderly Home Limited (荃威安老院有限公司),
Pine Villa (康城松山府邸),
Fai To Sino West Combined Home for the Aged (輝濤中西結合安老院)
and Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司)*

Second Renewal Letter

Second renewal of the tenancy agreement dated 20 May 2019 entered into between Ms. Ngai Ka Yee as landlord and Happy Luck Elderly Home Limited (荃威安老院有限公司), Jane's Home Limited (頤樂居有限公司), Oriental Chinese Medicine Limited (東方中醫藥有限公司) and Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司) as tenants in relation to the leasing of the premises of the staff quarters for Happy Luck Elderly Home Limited (荃威安老院有限公司), Pine Villa (康城松山府邸), Fai To Sino West Combined Home for the Aged (輝濤中西結合安老院) and Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司)

Reference is made to the tenancy agreement (the “**Tenancy Agreement**”) dated 20 May 2019 and the first renewal letter dated 17 May 2022 entered into between Ms. Ngai Ka Yee as landlord and Happy Luck Elderly Home Limited (荃威安老院有限公司), Jane's Home Limited (頤樂居有限公司), Oriental Chinese Medicine Limited (東方中醫藥有限公司) and Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司) as tenants in relation to the leasing of the premises of the staff quarters for Happy Luck Elderly Home Limited (荃威安老院有限公司), Pine Villa (康城松山府邸), Fai To Sino West Combined Home for the Aged (輝濤中西結合安老院) and Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司). Unless the context requires otherwise, capitalised terms used herein shall bear the same meanings as defined in the Tenancy Agreement.

Pursuant to Clause 4.2 of the Tenancy Agreement, the Tenancy Agreement shall be renewed for three years upon expiration of the original Term and an additional three years upon expiration of the First Automatic Renewal on the same terms and conditions, provided that such renewal shall be subject to the applicable requirements of the Listing Rules.

The term of the First Automatic Renewal will expire on 31 March 2025. By way of this letter, we hereby acknowledge and confirm our mutual agreement in writing to renew the Tenancy Agreement upon expiration of the First Automatic Renewal on the following principal terms:

- Parties:**
- (i) Happy Luck Elderly Home Limited (荃威安老院有限公司);
Jane's Home Limited (頤樂居有限公司);
Oriental Chinese Medicine Limited (東方中醫藥有限公司); and
Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司),
as tenants
 - (ii) Ms. Ngai Ka Yee, as landlord
- Location of property:** 3/F, Four Sea Mansion, 11 Fa Yuen Street, Mongkok, Hong Kong
- Size of property (saleable floor area):** Approximately 799 sq. ft.
- Term:** 1 April 2025 to 31 March 2028 (subject to renewal)
- Monthly rental:** HK\$21,200 per month

Subject only to the variations contained herein and such other alterations (if any) as may be necessary to make the Tenancy Agreement consistent with this letter, the Tenancy Agreement shall remain in full force and effect and shall be read and construed together with this letter and be enforceable as if the terms of this letter were incorporated therein by way of addition and substitution, as the case may be.

This letter be signed in two or more counterparts whereas each of which shall be binding on the parties hereto and shall together constitute one instrument.


Unless expressly provided to the contrary in this letter, a person who is not a party to the Tenancy Agreement shall have no right under the Contracts (Rights of Third Parties) ordinance (Chapter 623 of the Laws of Hong Kong) to enforce any of the terms of this letter, and whether so provided in this letter or not, no consent of third party is required for the amendment to (including the waiver or compromise of any obligation), rescission of or termination of this letter.

This letter shall be governed by and construed in accordance with the laws of Hong Kong.

*Staff quarters for Happy Luck Elderly Home Limited (荃威安老院有限公司),
Pine Villa (康城松山府邸),
Fai To Sino West Combined Home for the Aged (輝濤中西結合安老院)
and Tsuen Wan Elderly Centre Limited (荃灣老人中心有限公司)*

Dated this 3rd day of December 2024.


Signed by the Landlord




Ngai Ka Yee

Signed by the Tenants


For and on behalf of
Happy Luck Elderly Home Limited
(荃威安老院有限公司)


Name:
Director


For and on behalf of
Jane's Home Limited
(頤樂居有限公司)


Name:
Director

For and on behalf of
Oriental Chinese Medicine Limited
(東方中醫藥有限公司)


Name:
Director

For and on behalf of
Tsuen Wan Elderly Centre Limited
(荃灣老人中心有限公司)


Name:
Director

Second Renewal Letter

Second renewal of the tenancy agreement dated 20 May 2019 entered into between Ms. Ngai Ka Yee as landlord and Oriental Chinese Medicine Limited (東方中醫藥有限公司) as tenant in relation to the leasing of the premises of the staff quarters for Fai To Sino West Combined Home for the Aged (輝濤中西結合安老院)

Reference is made to the tenancy agreement (the “**Tenancy Agreement**”) dated 20 May 2019 and the first renewal letter dated 17 May 2022 entered into between Ms. Ngai Ka Yee as landlord and Oriental Chinese Medicine Limited (東方中醫藥有限公司) as tenant in relation to the leasing of the premises of the staff quarters for Fai To Sino West Combined Home for the Aged (輝濤中西結合安老院). Unless the context requires otherwise, capitalised terms used herein shall bear the same meanings as defined in the Tenancy Agreement.

Pursuant to Clause 4.2 of the Tenancy Agreement, the Tenancy Agreement shall be renewed for three years upon expiration of the original Term and an additional three years upon expiration of the First Automatic Renewal on the same terms and conditions, provided that such renewal shall be subject to the applicable requirements of the Listing Rules.

The term of the First Automatic Renewal will expire on 31 March 2025. By way of this letter, we hereby acknowledge and confirm our mutual agreement in writing to renew the Tenancy Agreement upon expiration of the First Automatic Renewal on the following principal terms:

- Parties:**
- (i) Oriental Chinese Medicine Limited (東方中醫藥有限公司), as tenant
 - (ii) Ms. Ngai Ka Yee, as landlord
- Location of property:** Flat 310 on 3rd Floor & Flat Roof, Tung Shun Hing Building, No. 22 Chi Kiang Street, Kowloon, Hong Kong
- Size of property (saleable floor area):** Approximately 266 sq. ft.
- Term:** 1 April 2025 to 31 March 2028 (subject to renewal)
- Monthly rental:** HK\$5,000 per month

Subject only to the variations contained herein and such other alterations (if any) as may be necessary to make the Tenancy Agreement consistent with this letter, the Tenancy Agreement shall remain in full force and effect and shall be read and construed together with this letter and be enforceable as if the terms of this letter were incorporated therein by way of addition and substitution, as the case may be.

This letter be signed in two or more counterparts whereas each of which shall be binding on the parties hereto and shall together constitute one instrument.


Unless expressly provided to the contrary in this letter, a person who is not a party to the Tenancy Agreement shall have no right under the Contracts (Rights of Third Parties) ordinance (Chapter 623 of the Laws of Hong Kong) to enforce any of the terms of this letter, and whether so provided in this letter or not, no consent of third party is required for the amendment to (including the waiver or compromise of any obligation), rescission of or termination of this letter.

This letter shall be governed by and construed in accordance with the laws of Hong Kong.

Staff quarters for Fai To Sino West Combined Home for the Aged (輝濤中西結合安老院)

Dated this 3rd day of December 2024.

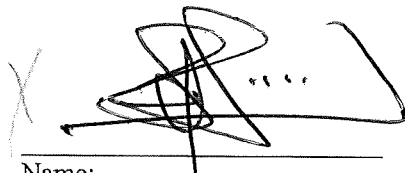
Signed by the Landlord



Ngai Ka Yee

Signed by the Tenant

For and on behalf of
Oriental Chinese Medicine Limited
(東方中醫藥有限公司)



Name:
Director