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信銘生命科技集團有限公司
Aceso Life Science Group Limited
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 00474)

VOLUNTARY ANNOUNCEMENT IN RELATION TO REFINANCING OF FACILITY AGREEMENT

This announcement is made by Aceso Life Science Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") on a voluntary basis.

Reference is made to the announcements of the Company dated 16 April 2025 and 14 July 2025 (the "**Announcements**") in relation to the possible refinancing of the 2018 Facility Agreement. Unless otherwise stated, capitalized terms herein shall have the same meanings as those defined in the Announcements.

The Company is pleased to announce that on 16 September 2025, the Group has entered into the Amendment and Restatement Deed to amend and restate the 2018 Facility Agreement (the "**2025 Facility Agreement**") with various lenders and agents, pursuant to which the lenders agreed to, subject to fulfilment of the conditions precedent as contained therein, make available the loan in the aggregate principal amount of approximately GBP87.3 million (the "**New Facility**") for a term of 3 years with the option to renew for 1 year. The New Facility will be secured by, inter alia, a share pledge of the corporate entity which indirectly holds the commercial property at 55 Mark Lane, London EC3R 7NE, the United Kingdom (the "**UK Property**") and security over the UK Property.

The New Facility will be used to refinance the 2018 Facility Agreement and fund additional capital expenditures related to the UK Property.

Once the 2025 Facility Agreement materializes, the Company intends to carry out major refurbishment of the UK Property. Capital expenditure of approximately GBP17.0 million is expected to be used on upgrading major facilities and amenities in order to elevate tenants experience and overall appeal, thereby enhancing the value of the UK Property.

The UK Property is located within a traditional business district in Central London, United Kingdom. The building is currently mainly occupied by renowned insurance companies and financial institutions, where around 84% of the overall space is tenanted. The Company has a dedicated team in charge of the management of the UK Property, comprising executive Directors, and representatives from legal, financial and secretarial departments.

The UK Property market has been turbulent for the past three to four years. The uncertainty has caused difficulties in obtaining refinancing, as well as attracting new tenants. However, in 2025, the London office market has shown signs of recovery, as shown by various research reports from the renowned consultancy firms.

As the UK Property ages, there have been signs of tiredness with the property. The Company is determined to formulate appropriate business strategies on the property. In particular, the management have been actively exploring various possible ways to increase the rental value of the building and seeking financial solutions to fund an asset enhancement plan. The works include but are not limited to energy savings and sustainability improvements, lobby fit-out works, lift improvements, end of trip facilities, and building management systens.

In line with the business plan and discussion with tenants, the majority of the tenants have expressed a desire to renew and extend to long-term leases. The strategy is to improve the building's efficiency, aesthetics, potentially lowering the service charge to achieve higher rentals for renewal. As at the date of this announcement, the Company has, through active discussions, already managed to secure the renewal of a tenancy at a higher rental rate which represents 7% of the net lettable area of the building.

As the market improves, the Company will engage in more intensive dialogue with the tenants and other services providers and contractors to refine the scope of the active enhancement initiative, discuss expansion and tenant area refurbishment plans. The works will require vigorous budgeting and scrutiny during the next two to three years, after which it is expected that the asset will stabilize and sustain with long term tenancies achieved.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
Aceso Life Science Group Limited
Zhiliang Ou
Executive Director

Hong Kong, 16 September 2025

As at the date of this announcement, the board of directors of the Company comprises two executive directors, namely Dr. Zhiliang Ou, J.P. (Australia) and Mr. Fok Chi Tak; one non-executive director, namely Ms. Jiang Yang; and three independent non-executive directors, namely Mr. Chan Ming Sun Jonathan, Mr. Lam Kwan Sing and Mr. Mak Yiu Tong.