MODERN HEALTHCARE TECHNOLOGY HOLDINGS LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 919)

SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO MAJOR AND CONTINUING CONNECTED TRANSACTIONS – 2026 MASTER LEASE AGREEMENT

Independent Financial Adviser to the Independent Board Committee and the Independent Shareholders

BALLAS CAPITAL

Reference is made to the announcement of Modern Healthcare Technology Holdings Limited ("**Company**") dated 13 February 2026 ("**Announcement**") regarding, among other matters, the continuing connected transactions contemplated under the 2026 Master Lease Agreement. Capitalised terms used in this announcement shall have the same meanings as defined in the Announcement unless otherwise stated.

THE 2026 MASTER LEASE AGREEMENT

Supplemental Agreement

The Board wishes to announce that the parties to the 2026 Master Lease Agreement have entered into a supplemental agreement on 27 February 2026 ("**Supplemental Agreement**") whereby the term of each of the 2026 Master Lease Agreement and the underlying individual lease agreement will not have a term expiring after 31 March 2028.

As a result of the entering into of the Supplemental Agreement, the proposed annual caps in respect of the Leasing Arrangements as contemplated under the 2026 Master Lease Agreement (as varied and supplemented by the Supplemental Agreement), which are determined with reference to the estimated value of the right-of-use asset for the underlying individual lease agreements to be entered into and taking into account the factors disclosed in the paragraph headed "**The Annual Caps and Basis of Determination**" in the Announcement, for the year ending 31 March 2027 and the year ending 31 March 2028 will be revised to HK$64 million and HK$2 million respectively.

Listing Rules Implications

As the highest applicable percentage ratio (as defined under the Listing Rules) in respect of the Annual Caps is more than 25%, the Leasing Arrangements under the 2026 Master Lease Agreement (as varied and supplemented by the Supplemental Agreement) are subject to the reporting, annual review, announcement, circular (including independent financial advice) and the Independent Shareholders' approval requirements under Chapter 14A of the Listing Rules.

As set out in the paragraph headed "**The Annual Caps and Basis of Determination**" in the Announcement, under HKFRS 16, the Group, as the lessee, shall recognise the total rental payments payable to the relevant Owners under the 2026 Master Lease Agreement as a right-of-use asset and a lease liability in the consolidated statement of the financial position of the Group. Taking into account that the fact that the highest applicable percentage ratio Annual Caps is more than 25% but is less than 100%, the Leasing Arrangements under the 2026 Master Lease Agreement (as varied and supplemented by the Supplemental Agreement) also constitute a major transaction of the Company and shall be subject to announcement, circular and shareholders' approval requirements under Chapter 14 of the Listing Rules.

Information relating to the major acquisition announcement in respect of the 2026 Master Lease Agreement have been disclosed in the Announcement and this announcement.

The supplemental information provided in this announcement does not affect other information contained in the Announcement and save as disclosed above, the content of the Announcement remains unchanged.

On behalf of the Board
Modern Healthcare Technology Holdings Limited
Dr. Tsang Yue, Joyce
Chairperson

Hong Kong, 27 February 2026

As at the date of this announcement, the Board consists of three executive Directors, Dr. Tsang Yue, Joyce, Mr. Yip Kai Wing and Ms. Yeung See Man and four independent non-executive Directors, Ms. Liu Mei Ling, Rhoda, Dr. Wong Man Hin, Raymond, Mr. Hong Po Kui, Martin and Mr. Lam Tak Leung.