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偉俊生物科技有限公司

Wai Chun Bio-Technology Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 660)

VOLUNTARY ANNOUNCEMENT
ENTERING INTO A MEMORANDUM OF UNDERSTANDING ON
STRATEGIC COOPERATION FOR ULTRA-LARGE-SCALE AI DATA
CENTER, DIGITAL INFRASTRUCTURE PLATFORM AND AI SCIENCE
& TECHNOLOGY PARK DEVELOPMENT AT PAHANG AEROSPACE
CITY, MALAYSIA

INTRODUCTION

The board (the “**Board**”) of directors (the “**Directors**”) of Wai Chun Bio-Technology Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) is pleased to announce that on 19 August 2026, the Company entered into a memorandum of understanding on strategic cooperation (the “**MOU**”) with Pahang Aerospace City Development Berhad (“**PACDB**”), Baiyuzen Holdings Sdn Bhd (“**Baiyuzen**”), Ennova ICT Pte Ltd (“**Ennova**”) and Radiant (China) Holdings Limited (“**Radiant**”) in relation to the integrated AI digital infrastructure ecosystem project within Pahang Aerospace City, Malaysia (the “**Project**”).

GRAND VISION AND SCALE OF THE PROJECT

The Project aims to plan, finance, develop and deliver a world-class integrated AI digital infrastructure ecosystem at Pahang Aerospace City, Malaysia. The overall ecosystem and industrial park of the Project cover a total planned land area of over 1,200 acres. The Phase 1 Project plans to utilize approximately 253.74 acres of land within Zone 1, including the PAC data center project in Pahang Aerospace City, with a planned IT load capacity of 300 Megawatts. Pahang State is currently the only planned ultra-large-scale AI computing hub node in the Eastern Corridor of Malaysia. This computing node possesses strategic exclusivity in the eastern region and serves as the core pivot for the digital economy industrial layout on the East Coast. The Phase 2 Project plans for a 918-acre Cumulus AI Data Consortium high-tech industrial park, which holds irreplaceable value for future computing power customer acquisition and long-term strategic positioning. Its core construction segments include, but are not limited to:

1. **Ultra-Large-Scale AI Data Center:** Planned minimum total IT load of up to 300 Megawatts.
2. **GPU Computing Power Infrastructure:** Deploy large-scale GPU clusters to meet the surging global demand for AI training and inference computing power.
3. **AI Supercomputing Platform and National AI Cloud:** Build high-performance computing (HPC) and sovereign cloud infrastructure serving cutting-edge scientific research and commercial enterprise scenarios.
4. **Green Energy and Fiber Optic Network:** Support integrated low-carbon renewable energy systems and high-bandwidth fiber optic telecommunications networks.

CORE ROLE OF THE COMPANY IN THE PROJECT (STRONG ALLIANCE AND TECHNOLOGICAL EMPOWERMENT)

Pursuant to the MOU, the Company, as a core consortium member, will be deeply involved in the core technical delivery and capital operations of the Project. Specific responsibilities include:

- **AI Technology and Computing Infrastructure:** Provide primary development technical support and secondary construction delivery for the AI data center project, and be responsible for the professional operation and management of related assets. The Group will fully deploy its professional capabilities in artificial intelligence technology and data center planning and design.
- **Global Resource Integration:** Establish global industrial cooperation channels for the Project, and source leading cloud service providers and flagship enterprises to expand the computing power purchaser client base.
- **Cutting-edge Financial Innovation (RWA and Listing Operations):** The Company will lead the provision of end-to-end design, issuance, operation, and market capitalization management services for RWA (Real World Asset) tokenization of data center assets; and organize and implement all financial activities related to the potential future listing of data center assets in Hong Kong. The Company will also provide capital market strategy and computing power asset financing structure consulting services for the Project. The cooperating parties, Ennova and Radiant, are expected to lead the sourcing of approximately USD 200 million and USD 600 million in investment and financing for the Project respectively, providing strong financial backing for the Project.

- **Radiant (China) Holdings Limited (Xinmingguang (China) Holdings Limited)**, a key cooperating party in this consortium, is the Vice President Unit of the China New Energy Chamber of Commerce (CNECC) under the All-China Federation of Industry and Commerce, and the Vice Chairman Unit of the China AI Energy Alliance. CNECC gathers a large number of leading enterprises globally in the fields of AI computing power, photovoltaics, and energy storage, serving as an important industrial carrier representing the overseas expansion of China’s AI and new energy industries.

REASONS FOR AND SIGNIFICANT BENEFITS OF ENTERING INTO THE MOU

The Board believes that entering into the MOU marks a historic step in the strategic upgrade of the Group and has a profound and positive impact on the long-term development and market value enhancement of the Company:

1. **Seizing the Dividends of the Global AI Computing Power Boom:** With the leapfrog development of global artificial intelligence technology, computing power has become the most scarce strategic resource. Participating in the construction and operation of the 300-Megawatt ultra-large-scale AI data center and GPU clusters will enable the Group to directly enter the high-value global AI computing power supply chain, creating a highly explosive new profit growth engine.
2. **Leading the Integration of Web 3.0 and Real World Assets (RWA):** The Company’s appointment to lead the RWA tokenization and Hong Kong listing operations of such massive digital infrastructure assets not only highly aligns with the Hong Kong SAR Government’s policy direction of vigorously developing Web 3.0 and a digital asset hub, but will also significantly elevate the Company’s industry status in the international financial technology sector, generating substantial capital operation returns.
3. **International Layout and Top-tier Ecosystem:** Through deep integration with Malaysia’s national-level developers and top international technology consortia, the Group has successfully expanded its business footprint into the highly promising Southeast Asian market (overseas expansion strategy), bringing expectations of sustained and stable international cash flows for the Group.

The Board firmly believes that this strategic cooperation will greatly broaden the Group’s business moat, achieving a dual-engine drive of “cutting-edge technology + innovative capital”, and is in the overall best interests of the Company and its shareholders as a whole.

GENERAL

Save for specific clauses relating to confidentiality, exclusive negotiation period (12 months), compliance and governing law, the commercial terms contemplated under the MOU are not legally binding. The implementation of the Project is subject to further evaluation by the parties and the execution of formal agreements.

The Company will make further announcement(s) on any material development of the Project in due course in accordance with the Listing Rules.

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
Wai Chun Bio-Technology Limited
Lam Ka Chun
Chairman

Hong Kong, 25 August 2026

As at the date of this announcement, the Board comprises one executive director, namely Mr. Lam Ka Chun (Chairman and Chief Executive Officer), and three independent non-executive directors, namely Mr. Wong Po Keung, Ms. Xu Huiling and Mr. Wang Ziniu.