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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)

SUPPLEMENTAL ANNOUNCEMENT TO 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

Reference is made to the announcement of Wai Chun Bio-Technology Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) dated 25 August 2026 (the “**Announcement**”) in relation to the entering into of 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**”) (collectively, the “**Cooperating Parties**”) regarding the integrated AI digital infrastructure ecosystem project within Pahang Aerospace City, Malaysia (the “**Project**”). Unless otherwise defined, capitalized terms used in this announcement shall have the same meanings as those defined in the Announcement.

At the request of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”), the board (the “**Board**”) of directors (the “**Directors**”) of the Company would like to provide further information relating to the Project and the MOU as follows:

1. COUNTERPARTIES TO THE MOU AND BACKGROUND OF THE GROUP’S INVOLVEMENT

Background and Relationship of the Cooperating Parties

- **PACDB:** A company registered in Malaysia and the master developer of Pahang Aerospace City, responsible for overall planning and government coordination.

- **Baiyuzen:** A company registered in Malaysia, the designated developer for Zone 1 of the Project, responsible for land preparation and infrastructure facilities.
- **Ennova:** A company registered in Singapore, principally engaged in AI computing power and data center technical solutions, intending to provide core technology and undertake part of the investment and financing for the Project.
- **Radiant:** A company registered in the British Virgin Islands, principally engaged in institutional fundraising and AI computing data center planning, intending to lead the major investment and financing and capital structure design of the Project. The Company and Radiant jointly formed a consortium to participate in the MOU.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, all the above Cooperating Parties and their ultimate beneficial owners are third parties independent of the Company and its connected persons (as defined in the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**")).

Background of Involvement and Channels of Acquaintance

Building upon the Group's existing biochemical business, the Board has been actively seeking business diversification and transformation, and is optimistic about the long-term development opportunities in global AI computing power and digital infrastructure. The Company became acquainted with Radiant through industry channels, and through its introduction, engaged in preliminary discussions with PACDB, Baiyuzen, and Ennova. Following multiple rounds of commercial negotiations, the parties reached a preliminary cooperation intention and entered into the MOU regarding the Project.

2. PROJECT STATUS AND EXPECTED TIMETABLE

Due Diligence and Assessment

Prior to entering into the MOU, the Group conducted a preliminary assessment of the Project, including reviewing the master plan documents of Pahang Aerospace City, relevant digital strategic policies of Malaysia, and evaluating the market demand and preliminary business model of the AI data center. Upon the MOU becoming effective, the parties will establish a joint working group and engage local professional consultants in Malaysia (including legal, engineering, and financial advisors) to conduct comprehensive due diligence on the Project's land ownership, planning approvals, power capacity, and foreign investment access. The satisfactory results of such due diligence will serve as a prerequisite for entering into a legally binding formal agreement.

Expected Timetable and Key Milestones

The Project is expected to be carried out in two phases. For the Phase 1 Project, the parties intend to complete the full set of planning application materials and finalize the negotiation of the formal agreement within 60 days after the MOU becomes effective. Subject to the signing of the formal agreement and obtaining all necessary government approvals (including land, environmental impact assessment (the “EIA”), and power grid connection, etc.), the construction and commissioning of the Phase 1 Project are expected to take approximately 12 to 36 months in batches. The progression of the Phase 2 Project will depend on the assessment results of the Phase 1 Project and the re-participation in the developer selection process. The above timetable is only a preliminary estimate, and the actual progress will highly depend on local government approvals and due diligence results.

Applicable Regulatory Requirements

The Project shall comply with local laws and regulations in Malaysia, including but not limited to land development approvals from the National Physical Planning Council and local governments, EIA, power grid connection approvals from the national grid, and foreign investment regulations of the Malaysian Investment Development Authority. At the same time, the Company will strictly comply with the relevant requirements of the Listing Rules of the Stock Exchange.

3. COOPERATION STRUCTURE AND ROLES OF THE PARTIES

Cooperation Form and Ownership Structure

The parties intend to establish a special purpose vehicle (the “SPV”) in Malaysia as the independent corporate entity for the Project. The current preliminary intention is that Ennova and Radiant will lead and undertake approximately 25% and 75% of the Project’s investment and financing, respectively. The specific capital contribution amount, shareholding percentage, and economic interests of the Group in the SPV are subject to further negotiation and to be specified in the formal agreement.

Roles of the Parties and the Company’s Role

Pursuant to the MOU, PACDB is responsible for overall planning and government coordination; Baiyuzen is responsible for land and infrastructure development in Zone 1; Ennova is responsible for building the computing power ecosystem and technical submissions; Radiant is responsible for institutional fundraising and establishing industry channels.

As a core consortium member, the main responsibilities intended to be undertaken by the Company include: (i) providing primary development technical support and construction delivery for the AI data center; (ii) professional operation and management of computing power assets; (iii) providing capital market strategy and financing structure consulting; (iv) expanding global industry channels and computing power customers; and (v) being responsible for the design, issuance, and operation management of the Real World Asset (the “**RWA**”) tokenization of the physical data center assets.

Professional Capabilities of the Management

The executive Director of the Company has extensive experience in computer and communication system integration business. To ensure the smooth implementation of the Project, the Group also plans to introduce an external professional team with experience in data center planning, AI computing power industry, and RWA tokenization to complement and strengthen the Group’s technical and execution capabilities in related fields.

4. IMPLICATIONS OF THE PROJECT UNDER THE LISTING RULES

The MOU (save for confidentiality and exclusivity clauses) is not legally binding. If the Project materializes and a formal agreement is signed, the Company will calculate the relevant percentage ratios and comply with the corresponding announcement, circular, and/or shareholders’ approval requirements in accordance with Chapter 14 (Notifiable Transactions) of the Listing Rules.

Furthermore, given that the Project involves the expansion into a new business segment of the Group, the Company will continuously monitor relevant financial indicators to ensure compliance with the requirements relating to reverse takeovers under Rule 14.06 of the Listing Rules. Regarding the proposed RWA tokenization business, the Company will strictly follow the disclosure and compliance requirements for issuers’ digital asset activities set out in the Stock Exchange’s guidance letter HKEX-GL122-26 to conduct prudent assessments.

Shareholders and potential investors should note that the cooperation contemplated under the MOU is subject to the entering into of a formal agreement. There is uncertainty as to the implementation of the Project. 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, 31 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.