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HUAKANG BIOMEDICAL HOLDINGS COMPANY LIMITED

華康生物醫學控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 8622)

VOLUNTARY ANNOUNCEMENT EXEMPTED CONTINUING CONNECTED TRANSACTION

On 15 December 2025, Shenzhen Huakang (as tenant), an indirect wholly-owned subsidiary of the Company, entered into the Renewal Tenancy Agreement with Shenzhen Junxuan (as landlord), a company wholly and beneficially owned by Mr. Zhang, to renew the lease of the Property for a term of two years commencing from 1 January 2026 to 31 December 2027 as the Current Tenancy Agreement is due to expire on 31 December 2025.

Since Mr. Zhang is a former executive Director in the last 12 months, who also holds the entire equity interest in Shenzhen Junxuan, Shenzhen Junxuan is an associate of Mr. Zhang pursuant to Rule 20.10(1)(c) of the GEM Listing Rules, and thus it is a connected person of the Company under the GEM Listing Rules. Hence, the entering into of the Renewal Tenancy Agreement constitutes a continuing connected transaction on the part of the Company under Chapter 20 of the GEM Listing Rules.

As the relevant percentage ratios (other than the profit ratios) are less than 5% and the total consideration is less than HK\$3.0 million, the transactions contemplated under the Renewal Tenancy Agreement is therefore exempted from the requirements of reporting, announcement and independent Shareholders' approval. The Company elects to publish this voluntary announcement in adherence to the principle of ongoing disclosure.

Reference is made to the section headed "Report of the Directors – Connected transactions" of the annual report of the Company for the year ended 31 December 2024 in relation to the connected transaction between Shenzhen Huakang as the tenant and Shenzhen Junxuan as the landlord under the Current Tenancy Agreement in respect of the leasing of the Property from 14 September 2023 to 31 December 2025.

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Since Mr. Zhang is a former executive Director in the last 12 months, who also holds the entire equity interest in Shenzhen Junxuan, Shenzhen Junxuan is an associate of Mr. Zhang pursuant to Rule 20.10(1)(c) of the GEM Listing Rules, and thus it is a connected person of the Company under the GEM Listing Rules. Hence, the entering into of the Renewal Tenancy Agreement constitutes a continuing connected transaction on the part of the Company under Chapter 20 of the GEM Listing Rules. Details of the Renewal Tenancy Agreement are disclosed below.

THE RENEWAL TENANCY AGREEMENT

Date: 15 December 2025

Parties: (1) Shenzhen Huakang (as the tenant)
(2) Shenzhen Junxuan (as the landlord)

Shenzhen Huakang is a company incorporated in the PRC with limited liability and is an indirect wholly-owned subsidiary of the Company. Shenzhen Junxuan is a company incorporated in the PRC with limited liability and is wholly and beneficially owned by Mr. Zhang. Since Mr. Zhang is a former executive Director in the last 12 months, who also holds the entire equity interest in Shenzhen Junxuan, Shenzhen Junxuan is an associate of Mr. Zhang pursuant to Rule 20.10(1)(c) of the GEM Listing Rules, and thus it is a connected person of the Company under the GEM Listing Rules.

To the best of the information, knowledge and belief of the Directors, having made all reasonable enquiries, Shenzhen Junxuan is principally engaged in rentals and development of industrial parks in the PRC.

Subject Matter

Pursuant to the terms of the Renewal Tenancy Agreement, Shenzhen Huakang shall rent the Property owned by Shenzhen Junxuan for a fixed term of two years commencing from 1 January 2026 to 31 December 2027.

The Property is situated at 1/F, 2/F, 3/F and 5/F, Building D, Junxuan Technology Park, No. 16 Yinkui Road, Kui Chong Street, Dapeng New District, Shenzhen, the PRC. The total saleable area of the Property is approximately 4,942.29 square metres.

The Company intends to continue to use the Property as the production plant of the Group.

Rent

The monthly rent for the Property (exclusive of management fees, maintenance charges, and other outgoings) shall be RMB70,575.90 for the first year of the lease term and RMB72,009.17 for the second year of the lease term, payable monthly in advance no later than the 15th day of each calendar month. The monthly amount for management fees, maintenance charges, and other outgoings shall be RMB14,420.08, payable together with the rent and subject to adjustment in accordance with the lease terms.

The monthly rent is determined after arm's length negotiations with reference to (i) the rental rate under the Current Tenancy Agreement; and (ii) the market rent payable for comparable premises in similar locations.

REASONS FOR THE TRANSACTION AND THE ANNUAL RENTAL AMOUNT PAYABLE

The Group is principally engaged in research and development, manufacturing, marketing and sale of biological reagents and auxiliary reproductive supplies and equipment in the PRC.

The Property is currently used by the Group as its production plant. The Directors are of the view that the lease of the Property under the Renewal Tenancy Agreement is necessary for its continued use as the Group's production plant and will help the Group maintain operational stability whilst minimising the administrative time and cost for finding and relocating to new premises.

The terms of the Renewal Tenancy Agreement were arrived at after arm's length negotiations between Shenzhen Huakang and Shenzhen Junxuan with reference to (i) the terms and rental rate under the Current Tenancy Agreement; and (ii) the market terms and monthly market rent payable for comparable premises in similar locations.

The Directors, including the independent non-executive Directors, consider that the transactions contemplated under the Renewal Tenancy Agreement are in the ordinary and usual course of business of the Group and the terms of the Renewal Tenancy Agreement are based on normal commercial terms and are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

Based on the monthly rent under the Renewal Tenancy Agreement, the annual rental amount payable by the Group under the Renewal Tenancy Agreement will be RMB1,019,951.77 for the first year of the lease term and RMB1,037,150.94 for the second year of the lease term.

GEM LISTING RULES IMPLICATIONS

Since Mr. Zhang is a former executive Director in the last 12 months, who also holds the entire equity interest in Shenzhen Junxuan, Shenzhen Junxuan is an associate of Mr. Zhang pursuant to Rule 20.10(1)(c) of the GEM Listing Rules, and thus it is a connected person of the Company under the GEM Listing Rules. Hence, the entering into of the Renewal Tenancy Agreement constitutes a continuing connected transaction on the part of the Company under Chapter 20 of the GEM Listing Rules.

As the relevant percentage ratios (other than the profit ratios) are less than 5% and the total consideration is less than HK\$3.0 million, the transactions contemplated under the Renewal Tenancy Agreement is therefore exempted from the requirements of reporting, announcement and independent Shareholders' approval. The Company elects to publish this voluntary announcement in adherence to the principle of ongoing disclosure.

DEFINITIONS

In this announcement, unless the context otherwise requires, the expressions below shall have the following meaning:

“Board”	the board of Directors
“Company”	Huakang Biomedical Holdings Company Limited, a company incorporated in the Cayman Islands with limited liability and Shares of which are listed on GEM of the Stock Exchange (Stock Code: 8622)
“Current Tenancy Agreement”	the tenancy agreement entered into between Shenzhen Huakang and Shenzhen Junxuan on 1 September 2023 for the leasing of the Property from 14 September 2023 to 31 December 2025
“Directors”	the directors of the Company
“GEM”	the GEM of the Stock Exchange
“GEM Listing Rules”	the Rules Governing the Listing of Securities on GEM
“Group”	the Company and its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Mr. Zhang”	Mr. Zhang Shuguang, a former executive Director in the last 12 months, who also holds the entire equity interest in Shenzhen Junxuan

“PRC”	the People’s Republic of China
“Property”	the properties are situated at 1/F, 2/F, 3/F and 5/F, Building D, Junxuan Technology Park, No. 16 Yinkui Road, Kui Chong Street, Dapeng New District, Shenzhen, the PRC* (中國深圳市大鵬新區葵涌街道銀葵路16號君軒科技園D棟第一、二、三、五層)
“Renewal Tenancy Agreement”	the tenancy agreement entered into between Shenzhen Huakang and Shenzhen Junxuan on 15 December 2025 for the leasing of the Property for a fixed term of two years from 1 January 2026 to 31 December 2027
“RMB”	Renminbi, the lawful currency of the PRC
“Shareholders”	the holders of the shares of the Company
“Shenzhen Huakang”	深圳華康生物醫學工程有限公司 (Shenzhen Huakang Bio-Medical Engineering Limited*), a company incorporated in the PRC with limited liability and an indirect wholly-owned subsidiary of the Company
“Shenzhen Junxuan”	深圳市君軒生物技術有限公司 (Shenzhen Junxuan Biological Technology Co., Ltd.*), a company incorporated in the PRC with limited liability and is wholly and beneficially owned by Mr. Zhang
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“%”	per cent.

By order of the Board
Huakang Biomedical Holdings Company Limited
Zhang Yujing
Co-Chairman and Executive Director

Hong Kong, 15 December 2025

As at the date of this announcement, the Executive Directors are Ms. Zhang Yujing, Dr. Zhou Xunyong, Mr. Zhang Chunguang and Mr. Poon Lai Yin Michael; the non-executive Directors are Dr. Bu Su and Dr. Xu Ming; and the independent non-executive directors are Dr. Chow Kwok Fai Joseph, Ms. Wang Yachun and Mr. Tsui Wing Tak.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM of The Stock Exchange of Hong Kong Limited for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that, to the best of their knowledge and belief, the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the “Latest Company Announcements” page of the Stock Exchange website at www.hkexnews.hk for at least seven days from the date of publication and on the Company’s website at www.huakangbiomedical.com.

** For identification purposes only*