

27 February 2026

DATE: 27 FEBRUARY 2026

ASIA POWER GLOBAL LIMITED

and

MODERN HEALTHCARE TECHNOLOGY HOLDINGS LIMITED

**SUPPLEMENTAL AGREEMENT TO
THE MASTER LEASE AGREEMENT
DATED 13 FEBRUARY 2026**



LCH Lawyers LLP

呂鄭洪律師行 有限法律責任合夥

Room 2402, 24/F., Admiralty Centre Tower Two
18 Harcourt Road, Admiralty, Hong Kong
Ref: PL/80699/26(REG)

THIS AGREEMENT is dated 27 February 2026 and made

BETWEEN:

- (1) **ASIA POWER GLOBAL LIMITED**, a company incorporated under the laws of the British Virgin Islands with limited liability, whose registered office is situated at Palm Grove House, P. O. Box 438, Road Town, Tortola, British Virgin Islands (“**Asia Power**”); and
- (2) **MODERN HEALTHCARE TECHNOLOGY HOLDINGS LIMITED**, a company incorporated under the laws of the Cayman Islands with limited liability, whose registered office is situated at PO Box 309 GT, Ugland House, South Church Street, George Town, Grand Cayman, Cayman Islands and whose principal place of business in Hong Kong is at Workshops Nos. 66-68, 6th Floor, Sino Industrial Plaza, 9 Kai Cheung Road, Kowloon Bay, Kowloon, Hong Kong (“**Lessee**”).

and is **SUPPLEMENTAL** to the master lease agreement dated 13 February 2026 (“**Matser Lease Agreement**”) and made between the parties hereto.

WHEREAS:

Asia Power and the Lessee have agreed to revise the term of the Master Lease Agreement and the respective term of the underlying Individual Lease Agreement to a term ending on 31 March 2028 and accordingly to amend the terms of the Master Lease Agreement in the manner set out herein.

NOW IT IS HEREBY AGREED as follows:

1. Interpretation

In this Supplemental Agreement (including the Recitals hereto), except where otherwise provided herein and except where the context otherwise requires, expressions defined in the Master Lease Agreement shall have the same meaning when used herein.

2. Amendment to the Master Lease Agreement

- 2.1 The references to “31 March 2029” in Clauses 5 and 6 shall be deleted and be replaced with “31 March 2028” so that the term of each the Master Lease Agreement and the underlying Individual Lease Agreements will not be ending on or after 31 March 2028.
- 2.2 As a result of the revision to the term of the Master Lease Agreement, the annual cap of the transaction amount contemplated under the Master Lease Agreement (as varied and supplemented by this Supplemental Agreement) shall be revised

accordingly. Clause 9 of the Master Lease Agreement shall be deleted in its entirety and be substituted with the following paragraph:

“9. Notwithstanding anything contained in Clause 8, the maximum right-of-use assets (calculated in accordance with the Hong Kong Financial Reporting Standards 16) to be acquired by the Group (“**Annual Cap**”) in respect of all the Individual Lease Agreements in aggregate for the year ending 31 March 2027 and the year ending 31 March 2028 shall not exceed HK\$64 million and HK\$2 million respectively.”

3. Confirmation of Master Lease Agreement

This Supplemental Agreement is supplemental to the Master Lease Agreement and the parties hereto confirm that all the provisions of the Master Lease Agreement shall continue to remain in full force and effect. Any provision in the Master Lease Agreement which is inconsistent with the changes contemplated by or provide in this Supplemental Agreement shall cease to apply or, as the case may be, be modified accordingly. The Master Lease Agreement and this Supplemental Agreement shall henceforth be read and construed as one document.

4. Counterparts

This Supplemental Agreement may be executed in any number of counterparts which when executed and delivered is an original, but all the counterparts together constitute the same document.

5. Governing Law

- 5.1 This Supplemental Agreement is governed by and shall be construed in accordance with the laws of Hong Kong.
- 5.2 Unless otherwise provided in this Agreement, a person or company who is not a party to this Agreement shall not have any rights under the Contracts (Rights of Third Parties) Ordinance (Chapter 623 of the Laws of Hong Kong) to enforce any term of this Agreement.
- 5.3 The parties hereby irrevocably submit to the non-exclusive jurisdiction of the courts of Hong Kong but this Supplemental Agreement may be enforced in any other court in competent jurisdiction.

Asia Power

For and on behalf of
ASIA POWER GLOBAL LIMITED



.....
Authorized Signature(s)

The Lessee

SIGNED for and on behalf of)
MODERN HEALTHCARE)
TECHNOLOGY HOLDINGS LIMITED)
by)
its director, in the presence of:)

For and on behalf of
MODERN HEALTHCARE TECHNOLOGY HOLDINGS LTD.
現代健康科技控股有限公司

.....
Authorized Signatory(s)