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## **MOS HOUSE GROUP LIMITED**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock code: 1653)**

### **SUPPLEMENTAL ANNOUNCEMENT DISCLOSABLE TRANSACTION IN RELATION TO RENEWAL OF TENANCY AGREEMENT**

Reference is made to the announcement of MOS House Group Limited (the “**Company**”) dated 16 May 2022 (the “**Announcement**”) in relation to the renewal of the Tenancy Agreement. Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcement.

This announcement is made to provide additional information regarding the basis upon which the monthly rent was determined.

#### **BASIS OF MONTHLY RENT DETERMINATION**

The Board would like to provide the following additional information about the basis upon which the monthly rent set out in the Tenancy Agreement was determined.

On 17 January 2020, Regent Building Limited (“**Regent Building**”) entered into a tenancy agreement with the Landlord in respect of the Premises for two years from 18 May 2020 to 17 May 2022 (both days inclusive), at a monthly rent of HK\$240,000 for the first year from 18 May 2020 to 17 May 2021 and a monthly rent of HK\$250,000 for the second year from 18 May 2021 to 17 May 2022 (“**Original Tenancy Agreement**”).

In consideration of the COVID-19 pandemic which commenced in January 2020, the Landlord subsequently agreed to reduce the monthly rent set out in the Original Tenancy Agreement as follows:

1. the monthly rent for the period from 18 October 2020 to 17 May 2021 be reduced from HK\$240,000 to HK\$215,000;
2. the monthly rent for the period from 18 May 2021 to 17 July 2021 be reduced from HK\$250,000 to HK\$215,000; and
3. the monthly rent for the period from 18 July 2021 to 17 October 2021 be reduced from HK\$250,000 to HK\$230,000;

With the improvement of the COVID situation in Hong Kong at the end of 2021, no further rent reduction was granted by the Landlord and the monthly rent since 18 October 2021 was reverted back to HK\$250,000 as set out in the Original Tenancy Agreement.

In view of the fifth wave of the COVID-19 pandemic in Hong Kong, Regent Building requested the Landlord to give rent concessions. The new monthly rents were determined after numerous negotiations with the Landlord taking into account the impact of the COVID-19 pandemic to the business environment in Hong Kong, the inflation rate in Hong Kong and the rent concessions made by the Landlord under the Original Tenancy Agreement. Finally, the Landlord agreed to enter into the Tenancy Agreement with Regent Building with lower monthly rents:

1. the monthly rent for the period from 18 January 2022 to 17 March 2023 be HK\$220,000; and
2. the monthly rent for the period from 18 March 2023 to 17 May 2024 be HK\$230,000.

Save as disclosed above, all information and contents set out in the Announcement remain unchanged.

By order of the Board  
**MOS House Group Limited**  
**Simon Tso**  
*Chairman*

Hong Kong, 26 May 2022

*As at the date of this announcement, the Board comprises two executive Directors, namely Mr. Simon Tso and Ms. Tsui To Fei and three independent non-executive Directors, namely Mr. Ng Wang To, Mr. Woo King Hang and Mr. Hui Chun Tak.*