LIVINGSTONE
HEALTH

LIVINGSTONE HEALTH HOLDINGS LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration Number 200404283C)

INTERESTED PERSON TRANSACTION –
RENEWAL OF TENANCY AGREEMENT WITH VS INVESTMENT HOLDINGS PTE LTD

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1. INTRODUCTION

The Board of Directors (the "**Board**") of Livingstone Health Holdings Limited (the "**Company**" and together with its subsidiaries, the "**Group**") wishes to announce that its wholly-owned subsidiary, Cove Sports & Reconstruction Pte. Ltd. ("**CSR**"), has, on 21 August 2026, entered into a tenancy extension agreement (the "**Tenancy Agreement**") with VS Investment Holdings Pte Ltd ("**VS**") to extend the existing tenancy agreement with VS as announced on 4 October 2024. Pursuant to the Tenancy Agreement, VS will extend the lease to CSR for Unit #14-13 at Mount Eizabeth Medical Centre, 3 Mount Elizabeth, Singapore 228510 (the "**Premise**") for a term of two (2) years, commencing on 1 November 2026 and expiring on 31 October 2028.

The Premise is owned by VS, which is 90% owned by Dr Ng Yung Chuan, Sean ("**Dr Sean Ng**") and 10% owned by Dr Lim Pang Yen Rachel. Dr Sean Ng is the brother of Mr Dax Ng Yung Sern ("**Mr Dax Ng**"), the Company's Executive Director and Chief Commercial Officer.

In view of the foregoing, VS would be considered an "interested person" for the purpose of Chapter 9 of the Listing Manual Section B: Rules of Catalist ("**Catalist Rules**") of the Singapore Exchange Securities Trading Limited, as it is an associate of the Company's Executive Director – Mr Dax Ng.

Accordingly, the Tenancy Agreement would constitute an interested person transaction ("**IPT**") pursuant to Chapter 9 of the Catalist Rules.

2. TENANCY AGREEMENT AS IPT AND CATALIST RULE 916(1)

The estimated rental fees of the Premise payable during the duration of the lease term under the Tenancy Agreement is approximately S$487,680, which represents approximately 47% of the latest audited net tangible liabilities ("**NTL**") of the Group. The Group's latest audited NTL as of 31 March 2026 was S$1,048,313.

The lease is for a period not exceeding three (3) years and the terms of the Tenancy Agreement are supported by an independent valuation report from CKS Property Consultants Pte Ltd (the "**Independent Valuer**") dated 19 August 2026, which is of the opinion that the rental values are within the reasonable range of the prevailing market rental as of 28 July 2026.

Accordingly, the Tenancy Agreement and the lease thereunder will not require the approval of the shareholders of the Company, if applicable, as it is exempted under Catalist Rule 916(1).

3. DETAILS OF THE TENANCY AGREEMENT

Under the Tenancy Agreement, the Premise occupies a floor area of 552 square feet. The original lease term commenced on 7 October 2024 and is due to expire on 31 October 2026. The parties have agreed to renew the tenancy for a further term of two (2) years, commencing on 1 November 2026 and expiring on 31 October 2028 at the same rental rate and terms.

The rental rate of S$20,320 per month (before goods and services tax) was arrived at after negotiation between CSR and VS, and was slightly below the market rental value presented in the valuation done by the Independent Valuer. In accordance with the terms of the Tenancy Agreement, the security deposit amounting to S$40,640 shall continue to be held by VS. In addition to the rental, VS will continue to charge CSR a service charge for upkeep and maintenance of the common areas and the operations of the services supplied and used in the building where the Premise is located, and a fee for cleaning services and equipment on a monthly basis. Such fees are not expected to be material, at a current rate of less than S$600 per month (i.e. expected to be below the threshold of S$100,000 during the duration of the lease term).

4. RATIONALE FOR THE TENANCY AGREEMENT

The Premise will be used to operate Cove Orthopaedic Clinic under CSR.

5. TOTAL IPTS WITH THE SAME INTERESTED PERSON FOR THE FINANICAL YEAR ENDING 31 MARCH 2027 (“FY2027”) AND THE TOTAL IPTS FOR FY2027

The estimated rental fees payable under the Tenancy Agreement amounting to approximately S$487,680 represents 47% of the latest audited NTL of the Group as of 31 March 2026.

Save for the Tenancy Agreement, there is no other IPT entered into during the current financial year-to-date between the Group and Mr Dax Ng and his associates (including Dr Sean Ng and VS) since the beginning of FY2027.

The Company has not during the current financial year-to-date, entered into any other IPT (excluding transactions less than S$100,000) with any other interested persons.

6. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the Tenancy Agreement and the independent valuation report issued by the Independent Valuer are available for inspection during normal business hours at the registered office of the Company for a period of three (3) months from the date of this announcement.

By Order of the Board

Dr Tay Ching Yit, Wilson
Executive Director and Chief Executive Officer
21 August 2026

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*This announcement has been reviewed by the Company's sponsor, SAC Capital Private Limited ("**Sponsor**"). This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited ("**SGX-ST**") and the SGX-ST assumes no responsibility for the contents of this announcement including the correctness of any of the statements or opinions made or reports contained in this announcement.*

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