

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*

MS CONCEPT LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 8447)

SUPPLEMENTAL ANNOUNCEMENT MAJOR TRANSACTION IN RELATION TO RENEWAL OF LEASE AGREEMENT FOR AN EXISTING PREMISES

Reference is made to the announcement of MS Concept Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) dated 18 August 2020 (the “**Announcement**”) in relation to renewal of lease agreement for an existing premises. Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

INFORMATION OF THE PARTIES

Information on MCGL

To the best knowledge, information and belief of the Directors having made all reasonable enquiries and the publicly available information, (i) MCGL is a wholly-owned subsidiary of Sun Hung Kai Properties Limited (“**SHKP**”), a company incorporated in Hong Kong with limited liability and is listed on the Main Board of the Stock Exchange (stock code: 16); and (ii) each of MCGL, SHKP and the ultimate beneficial owners of MCGL and SHKP are Independent Third Parties.

Apart from the New Tenancy Agreement and the previous lease agreements in relation to the Premises, the Group had also entered into certain lease agreements with the subsidiaries or associates of SHKP in respect of its restaurants operated in Hong Kong under the brand “Mr. Steak” at Metroplaza, Kwai Fong and East Point City, Hang Hau and the restaurant operated under the brand “Sky Bar” at Yoho Mall, Yuen Long which expired in July 2020. Save and except in relation to these lease agreements, the New Tenancy Agreement and the previous lease agreements for the Premises, to the best knowledge, information and belief of the Directors having made all reasonable enquiries, there are no other past or present relationships (whether formal or informal, whether business or otherwise and whether express or implied) amongst MCGL and its ultimate beneficial owners with the Company or its connected persons.

By order of the Board
MS Concept Limited
Kwong Tai Wah
Chairman

Hong Kong, 25 August 2020

As at the date of this announcement, the Directors of the Company are:

Executive Directors:

Mr. Kwong Tai Wah (*Chairman and Chief Executive Officer*)

Ms. Kwong Man Yui (*Vice Chairlady*)

Mr. Lam On Fai

Independent Non-executive Directors:

Mr. Lai Ming Fai Desmond

Dr. Cheng Lee Lung

Mr. Kwok Yiu Chung

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules 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 Listed Company Information” page of the GEM website (www.hkgem.com) for at least seven days from the date of its publication. This announcement will also be published on the website of the Company (www.mrstreak.com.hk).

In the case of inconsistency, the English text of this announcement shall prevail over the Chinese text.