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VOLUNTARY ANNOUNCEMENT STRATEGIC COOPERATION MEMORANDUM

This announcement is made by GR Life Style Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis to keep shareholders (the “**Shareholders**”) and potential investors of the Company informed of the latest business developments of the Group.

ENTERING INTO THE STRATEGIC COOPERATION MEMORANDUM

The board (the “**Board**”) of directors (“**Directors**”) of the Company hereby announces that on 26 January 2026, the Company entered into a strategic cooperation memorandum (the “**Strategic Cooperation Memorandum**”) with Mingzhi Medical Technology (Shanghai) Co., Ltd.* (明智醫療科技(上海)有限公司) (“**Mingzhi Medical**”).

Under the Strategic Cooperation Memorandum, the Company and Mingzhi Medical have preliminarily agreed to integrate their core resources, leveraging AI technology as a link to deepen collaboration in the fields of oncology real-world research and innovative research and development of traditional Chinese medicine. Both parties will jointly promote the deep integration and industrial upgrading of “healthcare + technology + application scenarios.” The Group intends to utilise Mingzhi Medical’s technological and resource advantages to meet its current development needs in transitioning from traditional property and asset management toward a digital AI-powered healthcare services enterprise, thereby enhancing the diversity of the Group’s business and creating future profit growth drivers. Specific areas of cooperation include but are not limited to the following:

- (i) co-building an end-to-end digital marketing and health management system for pharmaceutical companies; and
- (ii) jointly establishing a digital clinical trial collaboration platform.

At the same time, the Group may leverage its capital market advantages to engage in deeper collaboration with Mingzhi Medical, while utilising the Company’s brand influence to drive market promotion and further expansion of the related cooperative projects. Following the execution of the Strategic Cooperation Memorandum, both parties will conduct relevant market analysis and industry research pertaining to digital AI-powered healthcare service enterprises, and will promptly commence personnel exchanges and on-site assessment activities.

INFORMATION ON THE POTENTIAL TARGET

Mingzhi Medical is a limited liability company incorporated in the People’s Republic of China (the “PRC”), primarily engaged in digital healthcare services. Mingzhi Medical has established an oncology-focused specialty database in the PRC, covering over 5,000 core experts and approximately 300,000 oncology patients with full-process diagnosis and treatment data. Its self-developed platform is equipped with high-precision algorithms and has achieved breakthroughs in pioneering technologies related to traditional Chinese medicine. Mingzhi Medical has undertaken multiple national and provincial-level scientific research projects and has established a robust industrial data chain with over 100 core hospitals, 50 pharmaceutical companies, 20 leading industry associations, 20 technology companies, and 10 universities.

To the best knowledge, information and belief of the Directors having made all reasonable enquiries, Mingzhi Medical and its ultimate beneficial owners are third parties independent of the Company and its connected persons (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)).

REASONS FOR ENTERING INTO THE STRATEGIC COOPERATION MEMORANDUM

The Group has two reportable operating segments, including (i) the property management segment; and (ii) the property development and investment segment. The first segment is carried out in the PRC whereas the second segment is carried out in the PRC, the United States of America and the United Kingdom. While continuing to expand both the property management segment and the property development and investment segment, the Group has also been exploring potential business opportunities in order to diversify its business, broaden its income sources, and ultimately enhance shareholder returns. The Directors are of the view that entering into the Strategic Cooperation Memorandum with Mingzhi Medical will facilitate the Group’s development needs in transitioning from traditional property and asset management toward a digital AI-powered healthcare services enterprise. This initiative is expected to enhance the Group’s financial performance and profitability, aligning with the overall interests of the Company and its Shareholders.

GENERAL

As of the date of this announcement, according to the Strategic Cooperation Memorandum, the specific business cooperation and cooperation mode between the two parties in the future will be agreed upon by both parties through further negotiation, and a formal cooperation agreement will be signed separately as and when appropriate after the approval in accordance with relevant laws and regulations and their respective procedures.

The Board hereby reminds the Shareholders and potential investors of the Company that the Strategic Cooperation Memorandum is non-binding in nature, and the transactions under the Strategic Cooperation Memorandum are conditional upon the execution of definitive agreements (if any) and the fulfillment of conditions precedent.

As the Company may or may not pursue the abovementioned business opportunities, transactions and/or any further agreements, Shareholders and potential investors of the Company are advised to note that the relevant transactions may or may not proceed. The Company will make further announcements on the development of the projects under the Strategic Cooperation Memorandum as and when appropriate in accordance with the Listing Rules.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

By Order of the Board
GR Life Style Company Limited
Wei Chunxian
Chairman

Hong Kong, 26 January 2026

As at the date of this announcement, the executive directors of the Company are Mr. Wei Chunxian, Mr. Wei Laier and Mr. Sun Zhongmin; and the independent non-executive directors of the Company are Mr. Tung Woon Cheung Eric, Ms. To Tsz Wan Vivien and Mr. Leung Louis Ho Ming.

* *For identification purpose only*