

28 April 2026

To the Shareholders

Dear Sir or Madam,

**CONDITIONAL CASH OFFER BY
MORTON SECURITIES LIMITED ON BEHALF OF
TIAN AN MEDICARE LIMITED
TO BUY-BACK UP TO 70,000,000 SHARES AT HK\$1.1 PER SHARE**

INTRODUCTION

On 23 March 2026, the Board announced that the Offer would be made by Morton Securities on behalf of the Company to buy-back for cancellation, subject to the Condition, up to the Maximum Number, being 70,000,000 Shares, representing approximately 6.48% of the issued Shares as at the Latest Practicable Date, at the Offer Price of HK\$1.1 per Share.

The Offer is made in full compliance with the Codes. The Qualifying Shareholders may accept the Offer by lodging the Form of Acceptance for the sale of their Shares to the Company at the Offer Price of HK\$1.1 per Share.

The Shares to be bought-back by the Company will not exceed the Maximum Number. There is no minimum number of Shares proposed to be bought-back under the Offer.

This letter forms part of this Offer Document and sets out the details of the terms of the Offer. Further details of the terms and conditions of the Offer are set out in Appendix I to this Offer Document and the accompanying Form of Acceptance.

THE OFFER

The Offer is being made by Morton Securities on behalf of the Company subject to fulfilment of the Condition to buy-back the Shares on the following basis up to the Maximum Number, being 70,000,000 Shares:

For every Share HK\$1.1 in cash

All Qualifying Shareholders are entitled to accept the Offer by submitting Form of Acceptance for the sale of any number of their Shares to the Company on the basis of which is set out under the section headed "Other Terms of the Offer" below.

The terms of the Offer are as follows:

- (i) Morton Securities is making the Offer to the Shareholders on behalf of the Company to buy-back the Shares, up to the Maximum Number, at the Offer Price;
- (ii) the Qualifying Shareholders may accept the Offer in respect of any number of their Shares at the Offer Price up to their entire shareholding (subject to the procedures for scaling down described under the section headed "Other Terms of the Offer" below);
- (iii) the Offer is not conditional upon a minimum number of Shares being tendered for buy-back;
- (iv) all Shares validly tendered for acceptances will be bought-back to the extent that the aggregate number of Shares bought-back pursuant to the Offer will not thereby exceed the Maximum Number. If the number of Shares validly tendered for acceptances exceeds the Maximum Number, the number of Shares to be bought-back from each Accepting Shareholder will be reduced proportionally so that the number of Shares bought-back by the Company in aggregate is equal to the Maximum Number. Further details of the procedures for scaling down are described under the section headed "Other Terms of the Offer" below;
- (v) a Form of Acceptance duly received by or on behalf of the Company will become irrevocable and cannot be withdrawn after the Offer has been declared unconditional unless in accordance with Rule 19.2 of the Takeovers Code;
- (vi) the Shares will be bought-back in cash, free of brokerage commission, levies and dealing charges, save that the amount of stamp duty due on the Shares bought-back attributable to the seller will be deducted from the amount payable to the Accepting Shareholders and will be paid by the Company on behalf of the Accepting Shareholders;
- (vii) the Shares bought-back will be cancelled and will not be entitled to any dividend declared for any record date set subsequent to the date of their cancellation. The issued share capital of the Company shall be diminished by the nominal value of the Shares bought-back accordingly; and
- (viii) the Shares will be bought-back free from all liens, charges, encumbrances, equitable interests, rights of pre-emption or other third party rights of any nature. Accordingly, the submission of a Form of Acceptance by an Accepting Shareholder will be deemed to constitute a warranty by that Accepting Shareholder to Morton Securities and the Company that the Shares are being sold free from all liens, charges, encumbrances, equitable interests, rights of pre-emption or other third party rights of any nature.

Under the Share Buy-backs Code, the Offer is subject to the approval of the Shareholders in a general meeting by a majority of votes by way of poll referred to in the section headed “Condition of the Offer” below.

As at the Latest Practicable Date, save for the 1,080,530,457 Shares in issue, the Company did not have other class of securities, outstanding options, derivatives, warrants or other securities which are convertible or exchangeable into Shares.

THE OFFER PRICE

The Offer Price of HK\$1.1 per Share values the entire issued Shares as at the Latest Practicable Date at approximately HK\$1,188.6 million.

The Offer Price represents:

- a premium of 4.76% over the closing price of the Shares of HK\$1.05 per Share as quoted on the Stock Exchange on the Latest Practicable Date;
- a premium of approximately 15.79% over the closing price of the Shares of HK\$0.95 per Share as quoted on the Stock Exchange on the Last Trading Day;
- a premium of approximately 15.79% over the average closing price of the Shares of HK\$0.95 per Share as quoted on the Stock Exchange for the last 5 trading days up to and including the Last Trading Day;
- a premium of approximately 18.28% over the average closing price of the Shares of HK\$0.93 per Share as quoted on the Stock Exchange for the last 10 trading days up to and including the Last Trading Day;
- a premium of approximately 18.28% over the average closing price of the Shares of HK\$0.93 per Share as quoted on the Stock Exchange for the last 30 trading days up to and including the Last Trading Day;
- a discount of approximately 32.93% to the Group’s audited net asset value attributable to the Shareholders of approximately HK\$1.64 per Share pursuant to the latest audited consolidated financial statements of the Company as at 31 December 2025, calculated based on the audited consolidated net asset value attributable to the Shareholders of HK\$1,773,356,000 and the 1,080,975,457 Shares in issue as at 31 December 2025; and

- a discount of approximately 33.33% to the Group’s unaudited adjusted consolidated net asset value attributable to the Shareholders of approximately HK\$1.65 per Share, calculated based on the audited consolidated net asset value attributable to the Shareholders as at 31 December 2025, which was adjusted for the property valuation as at 28 February 2026 pursuant to the property valuation report as set out in Appendix IV to this Offer Document, of HK\$1,779,142,000 and the 1,080,975,457 Shares in issue as at 31 December 2025.

The Offer Price was determined after taking into account, among other things, (i) the historical trading prices of the Shares traded on the Stock Exchange as set out above, and in particular that the Offer Price of HK\$1.1 per Share represents premiums of approximately 15.79% to 18.28% over recent market prices up to and including the Last Trading Day, which are broadly in line with premiums offered in share buy-back transactions in Hong Kong announced on the Stock Exchange’s website since March 2024, where the offer prices represented average premiums ranging from approximately 15.0% to 30.1% over the relevant average closing market prices, (ii) historical financial performance of the Group, in particular its unrestricted bank balances and cash of approximately HK\$743.0 million as at 31 December 2025, and (iii) the prevailing market conditions and sentiments as further elaborated in the section headed “Letter from the Board – Reasons for the Offer” in this Offer Document.

At the Offer Price, the Offer, if accepted in full, will result in the Company paying HK\$77 million in aggregate to the Accepting Shareholders in cash. The Company intends to finance the Offer by internal resources of the Group.

Pelican Financial, being the financial adviser to the Company, is satisfied that the Company has sufficient financial resources to enable it to satisfy acceptances of the Offer in full in accordance with the terms of the Offer stated in this Offer Document.

CONDITION OF THE OFFER

The Offer is conditional upon the approval by more than 50% of the votes cast by the Shareholders by way of a poll having been obtained at the SGM in respect of the Offer.

The Condition cannot be waived.

If the Offer is declared unconditional, the Qualifying Shareholders who have not tendered their Shares for acceptance will be able to tender their Shares for acceptance under the Offer for a period of 14 days thereafter.

Acceptances duly received by the Company and/or Morton Securities will become irrevocable and cannot be withdrawn after the Offer has been declared unconditional unless in accordance with Rule 19.2 of the Takeovers Code. All Shares bought-back under the Offer will be cancelled.

Shares will be bought-back in cash free of brokerage commission, levies and dealing charges, but the seller's ad valorem stamp duty payable by the Accepting Shareholders, calculated at a rate of 0.10% of the market value of the Shares to be bought-back under the Offer, or the consideration payable by the Company in respect of relevant acceptances of the Offer, whichever is the higher, will be deducted from the amount payable to the Accepting Shareholders. The Company will arrange for payment of the seller's ad valorem stamp duty on behalf of the Accepting Shareholders.

Acceptance of the Offer by any Accepting Shareholder will, subject to the Offer becoming unconditional, be deemed to constitute a warranty by such Shareholder that all Shares sold by such Shareholder under the Offer are free from all liens, charges, encumbrances, equitable interests, rights of pre-emption or other third party rights of any nature, and are sold together with all rights accruing or attaching thereto, including, without limitation, the right to receive dividends and other distributions declared, made or paid, if any, on or after the date of their cancellation.

OTHER TERMS OF THE OFFER

Shareholders may accept the Offer in respect of some or all of their shareholding. If valid acceptances are received for the Maximum Number or fewer Shares, all Shares validly accepted will be bought-back. If valid acceptances received exceed the Maximum Number, the total number of Shares to be bought-back by the Company from each Accepting Shareholder will be determined in accordance with the following formula:

$$\frac{A}{B} \times C$$

A = 70,000,000, being the Maximum Number

B = Total number of Shares tendered for acceptances by all Accepting Shareholders under the Offer

C = Total number of Shares tendered for acceptances by the relevant individual Accepting Shareholder under the Offer

As a result, it is possible that not all of such Shares tendered by an Accepting Shareholder will ultimately be bought-back. The total number of Shares which will be bought-back by the Company will not exceed the Maximum Number. The decision of the Company as to any scaling down of acceptances in accordance with the above formula and as to the treatment of fractions will be conclusive and binding on all Shareholders.

As at the Latest Practicable Date, neither the Company nor parties acting in concert with it has received any irrevocable commitment to accept the Offer (including Fareast Global).

OVERSEAS SHAREHOLDERS

The making of the Offer to Shareholders who are citizens, residents or nationals of jurisdictions outside Hong Kong may be subject to the laws of the relevant jurisdictions. The laws of the relevant jurisdictions may prohibit the making of the Offer to overseas Shareholders or require compliance with certain filing, registration or other requirements in respect of the Offer.

It is the responsibility of each overseas Shareholder who wishes to accept the Offer to satisfy himself or herself as to the full observance of the laws of the relevant jurisdictions in that connection, including the obtaining of any governmental or other consents which may be required or compliance with other necessary formalities or legal requirements. Any acceptance of the Offer by any Shareholder shall be deemed to constitute a representation and warranty from such Shareholder to the Company and Morton Securities that all applicable local laws and requirements have been observed and complied with. Shareholders should consult their professional advisers if in doubt.

According to the Register of Members, as at the Latest Practicable Date, the Company had the following Overseas Shareholders with registered address outside Hong Kong:

Jurisdiction	Number of Overseas Shareholders	Number of Shares	Approximate %
Switzerland	1	63	0.000006%
Germany	2	684	0.000063%
United Kingdom	1	4,000	0.000370%
Malaysia	2	5,600	0.000518%
Thailand	1	800	0.000074%
British Virgin Islands	1	100,000,000	9.254714%

As at the Latest Practicable Date, the Company had made enquiries and understood that under the applicable legislations and regulations of Switzerland, Germany, United Kingdom, Malaysia, Thailand and British Virgin Islands, there were no regulatory restriction of any regulatory body or stock exchange in the respective jurisdictions with respect to extending the Offer to the respective Overseas Shareholders. Accordingly, the Offer will be extended to the Overseas Shareholders with registered address in Switzerland, Germany, United Kingdom, Malaysia, Thailand and British Virgin Islands, and this Offer Document and the Form of Acceptance will be despatched to such Overseas Shareholders.

PROCEDURES FOR ACCEPTANCE

In order to accept the Offer, Qualifying Shareholders should complete and return the accompanying Form of Acceptance in accordance with the instructions set out in this Offer Document and the instructions printed on the Form of Acceptance. The instructions in this Offer Document should be read together with the instructions on the Form of Acceptance (which instructions form part of the terms and conditions of the Offer).

In order to be valid, the completed Form of Acceptance should be forwarded, together with the Title Documents for not less than the number of Shares in respect of which the relevant Qualifying Shareholder wishes to accept the Offer, by post or by hand to the Registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, in an envelope marked “**Tian An Medicare Limited – Buy-back Offer**” as soon as possible after receipt of the Form of Acceptance but in any event so as to reach the Registrar by no later than 4:00 p.m. (Hong Kong time) on Monday, 1 June 2026, or such later time and/or date as the Company may, subject to the Takeovers Code, decide and announce.

Unless the Offer is extended or revised in accordance with the Takeovers Code, no Form of Acceptance received after the Latest Acceptance Time will be accepted.

If the Form of Acceptance is executed by a person other than the registered holder, appropriate evidence of authority (e.g. a grant of probate or certified copy of a power of attorney) must be delivered to the Registrar with the completed Form of Acceptance.

No acknowledgement of receipt of any Form of Acceptance or Title Documents will be given.

Only one Form of Acceptance may be accepted from each Qualifying Shareholder by the Registrar. Acceptances duly received will become irrevocable and cannot be withdrawn after the Offer has been declared unconditional unless in accordance with Rule 19.2 of the Takeovers Code.

ODD LOTS

The Shares are currently traded in board lot of 5,000 Shares each. There is no intention to change the board lot size as a result of the Offer. Qualifying Shareholders should note that acceptance of the Offer may result in their holding of odd lots of Shares. Matching services will be provided with details as set out in “7. Odd Lots” in the section headed “TERMS AND CONDITIONS OF THE OFFER” in Appendix I to this Offer Document.

NOMINEE REGISTRATION OF SHARES

To ensure equality of treatment of all Shareholders, those registered Shareholders who hold Shares as nominees for more than one beneficial owner should, as far as practicable, treat the holding of each beneficial owner separately. In order for beneficial owners of the Shares, whose investments are registered in nominee names (including those whose interests in Shares are held through CCASS), to accept the Offer, it is essential that they provide instructions to their nominee agents of their intentions with regards to the Offer.

RESPONSIBILITY FOR DOCUMENTS

All communications, notices, Form of Acceptance, the Title Documents and remittances to be delivered or sent by, to or from any Shareholder will be delivered or sent by, to and from them, or their designated agents, at their risk and none of the Company, Morton Securities, the Registrar or any of their respective directors or any other persons involved in the Offer accepts any liability for any loss or any other liabilities whatsoever which may rise as a result.

SETTLEMENT

Subject to the Offer becoming unconditional and provided that a duly completed Form of Acceptance, accompanied by the relevant Title Documents are received by the Registrar by not later than the Latest Acceptance Time and are or are deemed to be in order, the Registrar will inform the relevant Accepting Shareholder by ordinary post of the buy-back of its/his/her Shares. At the same time, the Registrar will send, by ordinary post at that Accepting Shareholder's risk, a remittance for such total amount as is due to that Accepting Shareholder under the Offer, subject to deduction for the seller's ad valorem stamp duty due on the buyback of the Shares as disclosed in the section headed "Condition of the Offer" above, as soon as possible, but in any event no later than 7 business days (as defined in the Takeovers Code) after the close of the Offer. Settlements will be made by the Company.

If the Shares of an Accepting Shareholder have not been bought-back by the Company in full, the Title Documents in respect of the balance of such Shares or a replaced certificate therefor will be returned or sent to it/him/her by ordinary post at its/his/her own risk, as soon as possible, but in any event no later than 7 business days (as defined in the Takeovers Code) after the close of the Offer.

If the Offer does not become unconditional, the Title Documents will be returned and/or sent to each Accepting Shareholder (by ordinary post, at that Accepting Shareholder's own risk) no later than 7 business days (as defined in the Takeovers Code) after the Offer is withdrawn or lapses. Where any Accepting Shareholder has sent one or more transfer receipt(s) and in the meantime one or more Share certificate(s) has/have been collected on that Shareholder's behalf in respect thereof, that Accepting Shareholder will be sent (by ordinary post, at that Accepting Shareholder's own risk) such Share certificate(s) in lieu of the transfer receipt(s).

STAMP DUTY

The seller's ad valorem stamp duty payable by the Accepting Shareholders, calculated at a rate of 0.10% of the market value of the Shares to be bought-back under the Offer, or the consideration payable by the Company in respect of relevant acceptances of the Offer, whichever is the higher, will be deducted from the amount payable to the Accepting Shareholders. The Company will arrange for payment of the seller's ad valorem stamp duty on behalf of the Accepting Shareholders.

TAXATION

Qualifying Shareholders are recommended to consult their own professional advisers if they are in any doubt as to the taxation implications of their acceptances of the Offer. It is emphasised that none of the Company, its ultimate beneficial owners and parties acting in concert with any of them, Morton Securities, the Independent Financial Adviser, the Registrar or any of their respective directors or any persons involved in the Offer accepts responsibility for any taxation effects on, or liabilities of, any person or persons as a result of their acceptances of the Offer.

SGM

A notice convening the SGM to be held at Plaza 1-2, Basement 3, Novotel Century Hong Kong, 238 Jaffe Road, Hong Kong on Monday, 18 May 2026 at 11:30 a.m. (or soon thereafter as the 2026 annual general meeting of the Company to be held at 11:00 a.m. on the same day and at the same place has been concluded or adjourned) for considering and, if thought fit, approving the resolution in respect of the Offer, is set out on pages 158 to 159 of this Offer Document and a form of proxy for use at the SGM is also enclosed.

GENERAL

Shareholders are strongly advised to consider carefully the information in the letter from the Board, the recommendation of the Independent Board Committee and the advice from Aurelius contained in this Offer Document, and to consult their professional advisers as they see fit.

Your attention is also drawn to the information set out in the appendices to this Offer Document which form part of this Offer Document.

Yours faithfully,
For and on behalf of
Morton Securities Limited



Cheung Chor Yu
Director

