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江南布衣⁺ JNBY GROUP

JNBY Design Limited

江南布衣有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3306)

**SUPPLEMENTAL ANNOUNCEMENT
IN RELATION TO THE ANNUAL REPORT
FOR THE YEAR ENDED JUNE 30, 2021**

Reference is made to the annual report for the year ended June 30, 2021 dated September 17, 2021 (the “**Annual Report 2021**”) of JNBY Design Limited (the “**Company**”, together with its subsidiaries, the “**Group**”). Unless otherwise stated, definitions and terms used herein shall have the same meanings as those defined in the Annual Report 2021.

**FURTHER DISCLOSURE RELATED TO DEFINED CONTRIBUTION
RETIREMENT BENEFIT PLANS**

In addition to the information disclosed in the section “Notes to the Consolidated Financial Statements” in the Annual Report 2021, the Board would like to provide the following information pursuant to paragraph 26(2) of Appendix 16 to the Listing Rules in relation to the defined contribution retirement benefit plans of the Group for the year ended June 30, 2021:

For the years ended June 30, 2021 and 2020, there were no forfeited contributions (by employers on behalf of employees who leave the plan prior to vesting fully in such contributions) which may be used by the employer to reduce the existing level of contributions.

FURTHER DISCLOSURE RELATED TO CONNECTED TRANSACTIONS AND CONTINUING CONNECTED TRANSACTIONS

In addition to the information disclosed in the section “Connected transactions and continuing connected transactions” in the Annual Report 2021, the Board would like to provide the following information pursuant to Rule 14A.71(4) of the Listing Rules in relation to the total consideration and terms on the transactions conducted during the Fiscal Year 2021:

Continuing connected transaction — Lease of offices and retail stores

On December 1, 2012, JNBY Finery Co., Ltd.* (江南布衣服飾有限公司) (“**JNBY Finery**”) entered into a lease with Hangzhou Huikang Industrial Co., Ltd.* (杭州慧康實業有限公司) (“**Huikang Industrial**”), pursuant to which Huikang Industrial agreed to lease a premise of 1,067.62 square meters located at 18/F, Yuanmao Building, 1 Wen’er West Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區文二西路1號元茂大廈18層) for office purpose. The lease was renewed on May 28, 2020 for six months commencing from July 1, 2020 and ended on December 31, 2020, subject to early termination requested by JNBY Finery. The rent payable is RMB137,200 monthly paying in advance. In case of early termination, the rent payable is reduced on a pro rata basis according to the actual move-out date. For the year ended June 30, 2021, the total lease payment paid or payable was RMB261,333.

On January 1, 2013, JNBY Finery entered into a lease with Huikang Industrial, pursuant to which Huikang Industrial agreed to lease a premise of 8,883.97 square meters located at Blue Sea Times International Building, 39 Yile Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區益樂路39號藍海時代國際大廈) for office purpose. The lease was renewed on May 28, 2020 for six months commencing from July 1, 2020 and ended on December 31, 2020, subject to early termination requested by JNBY Finery. The rent payable is RMB500,000 monthly paying in advance. In case of early termination, the rent payable is reduced on a pro rata basis according to the actual move-out date. For the year ended June 30, 2021, the total lease payment paid or payable was RMB952,381.

On January 1, 2013, JNBY Finery entered into a lease with Huikang Industrial, pursuant to which Huikang Industrial agreed to lease a premise of 297.98 square meters located at 93 Wen’er West Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區文二西路93號) for office purpose. The lease was renewed on May 28, 2020 for six months commencing from July 1, 2020 and ended on December 31, 2020, subject to early termination requested by JNBY Finery. The rent payable is RMB28,600 monthly paying in advance. In case of early termination, the rent payable is reduced on a pro rata basis according to the actual move-out date. For the year ended June 30, 2021, the total lease payment paid or payable was RMB54,476.

On January 1, 2013, JNBY Finery entered into a lease with Huikang Industrial, pursuant to which Huikang Industrial agreed to lease a premise of 292.98 square meters located at 95 Wen'er West Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區文二西路95號) for office purpose. The lease was renewed on May 28, 2020 for six months commencing from July 1, 2020 and ended on December 31, 2020, subject to early termination requested by JNBY Finery. The rent payable is RMB28,200 monthly paying in advance. In case of early termination, the rent payable is reduced on a pro rata basis according to the actual move-out date. For the year ended June 30, 2021, the total lease payment paid or payable was RMB53,714.

On June 30, 2014, JNBY Finery entered into a lease with Huikang Industrial, pursuant to which Huikang Industrial agreed to lease a premise of 505.49 square meters located at 89 Wen'er West Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區文二西路89號) for office purpose. The lease was renewed on May 28, 2020 for six months commencing from July 1, 2020 and ended on December 31, 2020, subject to early termination requested by JNBY Finery. The rent payable is RMB48,800 monthly paying in advance. In case of early termination, the rent payable is reduced on a pro rata basis according to the actual move-out date. For the year ended June 30, 2021, the total lease payment paid or payable was RMB92,952.

On May 14, 2018, JNBY Finery entered into a lease with Mr. Wu Jian and Ms. Li Lin (the “**Founders**”), pursuant to which the Founders agreed to lease a premise of 482.15 square meters located at 85 Wen'er West Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區文二西路85號) for office purpose. The lease was renewed on May 28, 2020 for six months commencing from July 1, 2020 and ended on December 31, 2020, subject to early termination requested by JNBY Finery. The rent payable is RMB35,000 monthly paying in advance. In case of early termination, the rent payable is reduced on a pro rata basis according to the actual move-out date. For the year ended June 30, 2021, the total lease payment paid or payable was RMB66,667.

On May 14, 2018, JNBY Finery entered into a lease with Huikang Industrial, pursuant to which Huikang Industrial agreed to lease a premise of 601.57 square meters located at 87 Wen'er West Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區文二西路87號) for office purpose. The lease was renewed on May 28, 2020 for six months commencing from July 1, 2020 and ended on December 31, 2020, subject to early termination requested by JNBY Finery. The rent payable is RMB43,600 monthly paying in advance. In case of early termination, the rent payable is reduced on a pro rata basis according to the actual move-out date. For the year ended June 30, 2021, the total lease payment paid or payable was RMB83,048.

On August 30, 2017, Hangzhou Liancheng Huazhuo Industrial Co., Ltd.* (杭州聯成華卓實業有限公司) (“**Liancheng Huazhuo**”) entered into a lease with our former executive Director Mr. Li Ming and his spouse Ms. Tang Yu, pursuant to which Mr. Li Ming and Ms. Tang Yu agreed to lease a premise of 138.75 square meters located at 67 Yile Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區益樂西路67號) for office purpose. The lease was renewed on May 28, 2020 for six months commencing from July 1, 2020 and ended on December 31, 2020, subject to early termination requested by Liancheng Huazhuo. The rent payable is RMB19,600 monthly paying in advance. In case of early termination, the rent payable is reduced on a pro rata basis according to the actual move-out date. For the year ended June 30, 2021, the total lease payment paid or payable was RMB112,000.

On November 23, 2018, JNBY Finery entered into a lease with Huizhan Technology (Hangzhou) Co., Ltd.* (慧展科技(杭州)有限公司) (“**Huizhan Technology**”), pursuant to which Huizhan Technology agreed to lease the building located in Tianmulu D, 398 Tianmushan Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區天目山路398號天目里D座) and 100 associated underground parking lots with a total leasing area of 23,906.76 square meters for above-ground structures and approximately 2,000.00 square meters for underground structures for a term of 3 years commencing from December 1, 2019 and ending on November 30, 2022. The rent and homeowners association fee are payable annually in advance and the utilities is payable monthly. The leased property is used for office purpose. For the year ended June 30, 2021, the total lease payment, homeowners association fee and utilities paid or payable was RMB26,763,586.

On November 23, 2018, JNBY Finery entered into a lease with Huizhan Technology, pursuant to which Huizhan Technology agreed to lease the multi-function hall located in Floor 1-2, Tianmulu D1, 398 Tianmushan Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區天目山路398號天目里D1座1-2層) with a total leasing area of approximately 2,342.00 square meters. JNBY Finery is permitted to rent based on actual needs in a period of 3 years commencing from December 1, 2019 and ending on November 30, 2022. The rent payable is RMB40,000.00 per day with an estimate of no more than RMB1,200,000.00 per annum based on actual needs of the Company to be paid within 30 days after renting. The leased property is used for advertising campaign purpose. For the year ended June 30, 2021, the total lease payment paid or payable was RMB146,778.

On January 1, 2013, JNBY Finery entered into a lease with Huikang Industrial, pursuant to which Huikang Industrial agreed to lease a premise of 383.01 square meters located at 403 Wulin Road, Xiacheng District, Hangzhou, Zhejiang, China (中國浙江省杭州市下城區武林路403號) for retail store purpose. The lease was renewed on February 27, 2019 for a term of 3 years commencing from July 1, 2019 and ending on June 30, 2022. The rent payable is RMB1,993,430, RMB2,093,101 and RMB2,197,756 for the years ended/ending June 30, 2020, 2021 and 2022, respectively. The payment is scheduled to be paid in advance annually. For the year ended June 30, 2021, the total lease payment paid or payable was RMB1,134,472.

On January 1, 2013, JNBY Finery entered into a lease with the Founders, pursuant to which the Founders agreed to lease a premise of 415.55 square meters located at 79 Wen'er West Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區文二西路79號) for retail store purpose. The lease was renewed on February 27, 2019 for a term of 3 years commencing from July 1, 2019 and ending on June 30, 2022. The rent payable is RMB373,766, RMB392,454 and RMB412,076 for the years ended/ending June 30, 2020, 2021 and 2022, respectively. The payment is scheduled to be paid in advance annually. For the year ended June 30, 2021, the total lease payment paid or payable was RMB121,550.

On January 1, 2013, JNBY Finery entered into a lease with the Founders, pursuant to which the Founders agreed to lease a premise of 275.63 square meters located at 234 Wenyi Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區文一路234號) for retail store purpose. The lease was renewed on February 27, 2019 for a term of 3 years commencing from July 1, 2019 and ending on June 30, 2022. The rent payable is RMB425,427, RMB446,698 and RMB469,033 for the years ended/ending June 30, 2020, 2021 and 2022, respectively. The payment is scheduled to be paid in advance annually. For the year ended June 30, 2021, the total lease payment paid or payable was RMB425,427.

On February 27, 2019, Liancheng Huazhuo entered into a lease with Huikang Industrial, pursuant to which Huikang Industrial agreed to lease a premise of 6,700 square meters located at 350 Hongda Road, Economic and Technology Development District, Xiaoshan District, Hangzhou, Zhejiang, China (中國浙江省杭州市蕭山區經濟技術開發區鴻達路350號) for a term of 3 years commencing from July 1, 2019 and ending on June 30, 2022. On May 28, 2020, the annual rent payable was amended to RMB1,440,000 paying in advance. The leased property is used for employee dormitory purpose. For the year ended June 30, 2021, the total lease payment paid or payable was RMB1,371,429.

On April 8, 2021, JNBY Finery entered into a lease with Huikang Industrial, pursuant to which Huikang Industrial agreed to lease a premise of 7,685 square meters located at 350 Hongda Road, Economic and Technology Development District, Xiaoshan District, Hangzhou, Zhejiang, China (中國浙江省杭州市蕭山區經濟技術開發區鴻達路350號) for a term of one year commencing from April 8, 2021 and ending on April 7, 2022. The rent payable is calculated based on the actual days of usage and standard usage fee (RMB63,000 per day) to be paid monthly in arrears. The leased property is used for holding products ordering fair purpose. For the year ended June 30, 2021, the total lease payment paid or payable was RMB882,000.

Non-continuing connected transaction

On October 17, 2019, JNBY Finery entered into a lease with Huizhan Technology, pursuant to which Huizhan Technology agreed to lease an underground premise of 1,058.42 square meters located at Tianmuli D, 398 Tianmushan Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區天目山路398號天目里D座) for a term of 3 years commencing from April 1, 2020 and ending on March 31, 2023. The rent payable for the underground premises is RMB66,030 monthly, the homeowners association fee payable is RMB18,450 monthly and the utilities will be billed based on actual usage. The rent and homeowners association fee are payable in advance annually and utilities is payable monthly. The leased property is used for staff canteen purpose. For the year ended June 30, 2021, the total lease payment, homeowners association fee and utilities paid or payable was RMB701,853.

On May 28, 2020, JNBY Finery entered into a lease with Huizhan Technology, pursuant to which Huizhan Technology agreed to lease an underground premise of 2,428.5 square meters located at Tianmuli D, 398 Tianmushan Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區天目山路398號天目里D座) for a term of three years commencing from July 1, 2020 and ending on June 30, 2023. The rent payable is RMB1,776,000 paying annually in advance. The leased property is used for warehouse purpose. For the year ended June 30, 2021, the total lease payment paid or payable was RMB1,222,018.

On May 28, 2020, Liancheng Huazhuo entered into a lease with Huikang Industrial, pursuant to which Huikang Industrial agreed to lease a premise of 1,980 square meters located at 350 Hongda Road, Economic and Technology Development District, Xiaoshan District, Hangzhou, Zhejiang, China (中國浙江省杭州市蕭山區經濟技術開發區鴻達路350號) for a term of three years commencing from July 1, 2020 and ending on June 30, 2023. The rent payable is RMB672,000 paying annually in advance. The leased property is used for office purpose. For the year ended June 30, 2021, the total lease payment paid or payable was RMB640,000.

On September 29, 2020, JNBY Finery entered into a lease with Huikang Industrial, pursuant to which Huikang Industrial agreed to lease a premise of 850 square meters located at Blue Sea Times International Building, 39 Yile Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區益樂路39號藍海時代國際大廈) for a term of one year and nine months commencing from October 1, 2020. The rent payable is RMB600,000 paying annually in advance. The leased property is used for office purpose. For the year ended June 30, 2021, the total lease payment paid or payable was RMB428,571.

On April 8, 2021, JNBY Finery entered into a lease with Huizhan Technology, pursuant to which Huizhan Technology agreed to lease a premise of 6,047.44 square meters located at 398 Tianmushan Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區天目山路398號天目里) for a term of approximately one year and eight months commencing from April 8, 2021 and expiring on November 30, 2022. The annual rent payable is RMB12,140,236, the annual property management services fee payable is RMB1,233,678; and the utilities will be billed based on actual usage. The rent and property management services fee are payable in cash annually in advance and the utilities is payable in cash monthly in arrears. The leased property is used for office purpose. For the year ended June 30, 2021, the total lease payment, property management services fee and utilities paid or payable was RMB3,075,417.

On April 8, 2021, JNBY Finery entered into a lease with Huizhan Technology, pursuant to which Huizhan Technology agreed to lease an underground premise with 180 car parking lots located at B3/F, 398 Tianmushan Road, Xihu District, Hangzhou, Zhejiang, China (中國浙江省杭州市西湖區天目山路398號天目里地下三層) for a term of approximately one year and eight months commencing from April 8, 2021 and expiring on November 30, 2022. The rent payable is RMB1,296,000 paying annually in advance. The leased property is used for car-parking purpose. For the year ended June 30, 2021, the total lease payment paid or payable was RMB297,248.

The above additional information does not affect other information contained in the Annual Report 2021 and save as disclosed above, all other information in the Annual Report 2021 remains unchanged.

By the order of the Board
JNBY Design Limited
Wu Jian
Chairman and Executive Director

Hong Kong, December 10, 2021

As of the date of this announcement, Mr. Wu Jian, Ms. Li Lin and Ms. Wu Huating are the executive Directors; Mr. Wei Zhe is the non-executive Director; and Mr. Lam Yiu Por, Ms. Han Min and Mr. Hu Huanxin are independent non-executive Directors.