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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.



LifeTech Scientific Corporation

先健科技公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 8122)

DISCLOSEABLE TRANSACTION ACQUISITION OF LAND USE RIGHT IN SHENZHEN

The Board is pleased to announce that on 19 February 2013, Lifetech Shenzhen made a successful bid for the Land Use Right in respect of the Land located in Nanshan District, Shenzhen, the PRC at a price of RMB37,020,000 (equivalent to approximately HK\$45,697,000) through an open tender organized by the Land Transaction Centre. The Bid Confirmation was issued by the Land Transaction Centre to Lifetech Shenzhen on 19 February 2013, and on the same date, Lifetech Shenzhen entered into the Land Grant Contract with the Land Bureau.

The highest applicable percentage ratio in respect of the Acquisition is greater than 5% but less than 25%. Therefore, the Acquisition constitutes a discloseable transaction for the Company and is subject to the reporting and announcement requirements but exempt from shareholders' approval requirement under Chapter 19 of the GEM Listing Rules.

BACKGROUND

The Board is pleased to announce that on 19 February 2013, Lifetech Shenzhen made a successful bid for the Land Use Right in respect of the Land located in Nanshan District, Shenzhen, the PRC at a price of RMB37,020,000 (equivalent to approximately HK\$45,697,000) through an open tender organized by the Land Transaction Centre, and the Bid Confirmation was issued by the Land Transaction Centre to Lifetech Shenzhen confirming the successful bid for the Land Use Right on the same date.

After receiving the Bid Confirmation, Lifetech Shenzhen entered into the Land Grant Contract on 19 February 2013 and commenced a series of land administration procedures for the registration of the Land Use Right Certificate imposed by the Land Bureau since then until June 2013 in order to complete the Acquisition. During the said period, there was no certainty as to whether Lifetech Shenzhen could unconditionally acquire the Land from the Land Bureau and complete the Acquisition, in particular during the fair show period of approximately one month between mid-May 2013 to June 2013 when the Land Bureau may not proceed to complete the registration of the Land Use Right under certain conditions as prescribed in the applicable PRC laws and regulations.

On 2 July 2013, Lifetech Shenzhen received notification from the Land Bureau confirming that it could successfully complete the requisite land administration procedures, and the Land Use Right Certificate was duly registered on 28 June 2013, which was subsequently obtained by the Company from the Land Transaction Centre.

PRINCIPAL TERMS OF THE BID CONFIRMATION AND THE ACQUISITION

Date of the Bid Confirmation:	19 February 2013
Parties to the Bid Confirmation:	(1) The Land Transaction Centre; and (2) Lifetech Shenzhen
Grantor of the Land Use Right:	The Land Bureau
Principal terms of the Bid Confirmation:	The Bid Confirmation confirmed the successful bid of Lifetech Shenzhen for the Land Use Right. According to the Bid Confirmation, Lifetech Shenzhen shall enter into the Land Grant Contract with the Land Bureau.

Consideration:	The consideration for the Acquisition is RMB37,020,000 (equivalent to approximately HK\$45,697,000). The consideration for the Acquisition was settled in cash on 20 February 2013 which was within the prescribed time limit under the Land Grant Contract.
Land:	The Land is of 4,715.41 square metres and is situated at Lot T205-0008, Gaoxin South 1st Road, Nanshan Gaoxin District (南山高新區高新南一道) in Shenzhen, the PRC.
Use of the land:	Industrial use
Term of the Land Use Right:	30 years commencing from 19 February 2013 until 18 February 2043
Conditions for project development on the Land:	The developer of the Land must be a manufacturer of prosthesis or invasive implants and device. The total amount of investment is RMB300,000,000, out of which not less than 30% must be satisfied from internal funding sources.

BASIS OF THE CONSIDERATION

The consideration for the Acquisition was arrived at as a result of a successful bid by Lifetech Shenzhen through open tender and was determined after taking into account the minimum bid price, current market conditions and property price in the surrounding areas. Such consideration was funded by the proceeds from the initial public offering of the Company's Shares in 2011.

REASONS FOR AND BENEFITS OF THE ACQUISITION

One of the Group's main business activities is the production of advanced medical devices. It has always been the Group's intention to expand its production capacity by acquiring a new plot of land in Nanshan District, Shenzhen for construction of new manufacturing facilities. As the Group intends to develop the Land into new manufacturing facilities and purchase new production and testing equipment, the Acquisition enables the Group to develop and manufacture new products and thus stimulate its business development. In addition, the Land will be developed by the Group itself and as the result, the use of the Land can be tailor-made according to its production needs.

The Directors (including the non-executive and independent non-executive Directors) are of the view that the terms of the Acquisition are on normal commercial terms and are fair and reasonable and in the interest of the Company and the Shareholders as a whole.

IMPLICATIONS UNDER THE GEM LISTING RULES

The highest applicable percentage ratios in respect of the Acquisition is greater than 5% but less than 25%. Therefore, the Acquisition constitutes a discloseable transaction for the Company and is subject to the reporting and announcement requirements but exempt from shareholders' approval requirement under Chapter 19 of the GEM Listing Rules.

Under the GEM Listing Rules, the Acquisition should have been announced on the date of signing of the Land Grant Contract. Upon conducting an internal enquiry, the Directors believe that the delay in the publication of the announcement containing details on the Acquisition is due to a misunderstanding of the announcement timing requirements under the GEM Listing Rules. In particular, the Directors were of the view that the Acquisition of the Land Use Right by Lifetech Shenzhen would not be completed under PRC law until the Land Use Right Certificate was duly registered with the Land Registry (the "**Registration**"), and the Company had sought advice from an independent PRC legal adviser, Zhong Lun Law Firm to confirm such view. Considering the uncertainties in completing the Registration and the Company may or may not become the ultimate owner of the Land Use Right, the Directors mistakenly believed that disclosure of the Acquisition was only required after Lifetech Shenzhen was ascertained to become the registered holder of the Land Use Right, and did not seek further advice from its independent advisors before the signing of the Land Grant Contract. Upon completion of the Registration and the receipt of the Land Use Right Certificate on 2 July 2013, the Company then provided its Hong Kong legal adviser and compliance advisor with a copy of the Land Grant Contract and informed them about the details of the Acquisition.

The Board recognises its responsibility for the inadvertent oversight and delay in publication of the announcement for the Acquisition. The Company intends to improve its internal control measures by arranging periodic training session to be conducted by its Hong Kong legal adviser to promote a better understanding of the GEM Listing Rules amongst all Directors and senior management members of the Company, and to set up a stringent reporting system to limit the signing authority of all Directors before entering into material contracts on behalf of the Group.

GENERAL INFORMATION

The Group is a developer, manufacturer and marketer of advanced minimally invasive interventional medical devices for cardiovascular and peripheral vascular diseases and disorders. The Group believes that it offers one of the broadest product ranges of congenital heart defect occluders through its three generations of occluder series HeartR, Cera and CeraFlex. It also offers six other types of minimally invasive implants and devices, including its proprietary Aegisy vena cava filters, Ankura stent grafts, Green Arrow/Blue Arrow/Red Arrow balloon catheters, Cera and CeraFlex vascular plugs, supporter coronary stents and the bovine heart valve. In addition, the Group also manufactures and sells nine types of associated delivery and supporting devices, including its FuStar steerable introducer.

The Land Bureau is a local PRC government authority which manages, inter alia, the land and city planning in Nanshan District, Shenzhen, the PRC.

The Land Transaction Centre principally manages, inter alia, land transactions and initial stages of land grant in Shenzhen, the PRC.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Land Transaction Centre, the Land Bureau and their respective ultimate beneficial owners are third parties independent of the Company and its connected persons.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms have the meanings set out below:

“Acquisition”	the acquisition of the Land Use Right by Lifetech Shenzhen from the Land Bureau;
“Bid Confirmation”	the bid confirmation notice (中標通知書) dated 19 February 2013 issued by the Land Transaction Centre;
“Board”	the board of Directors;
“Company”	LifeTech Scientific Corporation, a company incorporated in the Cayman Islands whose shares are listed on the Growth Enterprise Market of the Stock Exchange;

“Directors”	the directors of the Company;
“GEM Listing Rules”	the Rules Governing the Listing of Securities on the Growth Enterprise Market of the Stock Exchange (as amended from time to time);
“Group”	the Company and its subsidiaries;
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC;
“Land”	a piece of land of 4,715.41 square metres situated at Lot T205-0008, Gaoxin South 1st Road, Nanshan Gaoxin District (南山高新區高新南一道) in Shenzhen, the PRC;
“Land Bureau”	深圳市規劃和國土資源委員會第二直屬管理局 (Bureau of Planning and Land Resources Committee of Shenzhen, Second Municipal Branch*);
“Land Grant Contract”	the contract for the grant of land use right dated 19 February 2013 entered into between Lifetech Shenzhen and Land Bureau;
“Land Registry”	深圳市房地產權登記中心 (Shenzhen Land Registration Centre*);
“Land Transaction Centre”	深圳土地房地產交易大廈 (Shenzhen Land Transaction Centre*);
“Land Use Right”	the land use right of the Land for a period of 30 years in respect of industrial use;
“Land Use Right Certificate”	the land use right certificate number 4000566264 for the Land dated 28 June 2013 issued by the Land Registry;
“Lifetech Shenzhen”	Lifetech Scientific (Shenzhen) Co., Ltd. (先健科技(深圳)有限公司), a company established under the laws of the PRC on 7 July 1999 and a wholly-owned subsidiary of the Group;
“PRC”	the People’s Republic of China (for the purpose of this announcement, excluding Hong Kong, Macau Special Administrative Region and Taiwan);
“Shares”	the share(s) of the Company;

“Shareholders”	the holders of the Shares;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong;
“RMB”	Renminbi, the lawful currency of the PRC; and
“%”	per cent.

By order of the Board
LifeTech Scientific Corporation
Xie Yuehui
Chairman and Executive Director

Shenzhen, the PRC, 5 July 2013

As at the date of this announcement, the Board comprises Mr. XIE Yuehui and Mr. ZHAO Yiwei Michael being executive directors of the Company; Mr. WU Jianhui, Mr. MARTHA Geoffrey Straub and Dr. LIDDICOAT John Randall being non-executive directors of the Company; and Mr. LIANG Hsien Tse Joseph, Mr. ZHANG Xingdong and Mr. ZHOU Gengshen being independent non-executive directors of the Company.

This announcement will remain on the “Latest Company Announcements” page of the GEM website at <http://www.hkgem.com> for 7 days from the date of its posting. This announcement will also be posted on the Company’s website at <http://www.lifetechmed.com>.

** For identification purpose only.*