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北京城建设计发展集团股份有限公司

BEIJING URBAN CONSTRUCTION DESIGN & DEVELOPMENT GROUP CO., LIMITED

Beijing Urban Construction Design & Development Group Co., Limited

北京城建设计发展集团股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 1599)

FURTHER INFORMATION ON RENEWAL OF CONTINUING CONNECTED TRANSACTIONS

Reference is made to the announcement (the “**Announcement**”) of Beijing Urban Construction Design & Development Group Co., Limited (the “**Company**”) dated 24 October 2025 in relation to, among others, the renewal of the Property and Land Leasing Framework Agreement between the Company and BUCG. Unless the context requires otherwise, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcement.

The Company hereby provides further information on the renewal of the Property and Land Leasing Framework Agreement between the Company and BUCG.

PROPOSED ANNUAL CAPS FOR THE THREE FINANCIAL YEARS ENDING 31 DECEMBER 2028

In accordance with the Chinese Accounting Standards for Business Enterprises, the rent payables by the Group under the Property and Land Leasing Framework Agreement will be recognised as right-of-use assets of the Group. Accordingly, the annual caps for the continuing connected transactions contemplated between the Group and BUCG, its subsidiaries and/or associates under the Property and Land Leasing Framework Agreement for the three years ending 31 December 2028, which will be based on the recognised right-of-use assets (not the expenditure incurred by the Group for leasing the property and land from BUCG, its subsidiaries and/or associates), are as follows:

	Proposed annual caps for the year ending		
	31 December 2026	31 December 2027	31 December 2028
	<i>(RMB million)</i>	<i>(RMB million)</i>	<i>(RMB million)</i>
Total right-of-use assets under the Property and Land Leasing Framework Agreement entered into by the Group as lessee	54	35	17

As the highest applicable percentage ratios in respect of the proposed annual caps (calculated based on right-of-use assets) for the continuing connected transactions contemplated under the Property and Land Leasing Framework Agreement are more than 0.1% but less than 5%, such continuing connected transactions are subject to the reporting, announcement and annual review requirements, but are exempt from the Independent Shareholders' approval requirement under Chapter 14A of the Hong Kong Listing Rules.

BASIS FOR DETERMINING THE PROPOSED ANNUAL CAPS

In considering the above estimated annual caps for the continuing connected transactions contemplated between the Group and BUCG, its subsidiaries and/or associates under the Property and Land Leasing Framework Agreement for the next three years, the Company has taken into consideration the following factors: (i) historical transaction figures; (ii) office property rental rates in Beijing remaining at a relatively high level, and the possibility and extent of rent increases in the coming years: according to the latest statistics released by the China Office Research Centre, rental rates for Grade A office buildings in Beijing remain in the range of approximately RMB305 to RMB350 per sq.m. per month; office rents in the Beijing market are expected to remain high in the future, especially in the city centre and commercial districts, with rent increases affected by supply and demand. Prior to the renewal of the Property and Land Leasing Framework Agreement with BUCG, the Company has conducted investigation and research on office buildings in the vicinity of the relevant office buildings intended for renewal from the perspectives of meeting its own operational needs and cost savings. For example, the relevant subsidiaries of the Company will conduct investigation and research on three or more leasable office buildings within a 10-kilometre radius of the office buildings intended for renewal. The investigation and research will include, but not limited to, rental level, geographical location, available space, transportation accessibility, parking needs, building age, renovation and surrounding amenities, and take into account the costs associated with relocation. Based on the research findings, the subsidiaries will determine whether the renewal of the lease for the office buildings from BUCG is in their best interest. Upon finalisation of the research, the relevant subsidiaries of the Company will report the findings to their superiors and proceed with the Company's internal approval process; and (iii) BUCG will not require annual rent increases, which means the rents for the office buildings leased by the Group from BUCG will remain stable at the same level each year. After careful evaluation, the Company believes that the renewal of the lease for the relevant office buildings from BUCG is in the best interest of the Company and its Shareholders as a whole.

By order of the Board
Beijing Urban Construction Design & Development Group Co., Limited
Pei Hongwei
Chairman

Beijing, 18 November 2025

As at the date of this announcement, the executive Director of the Company is Xia Xiujiang; the non-executive Directors of the Company are Pei Hongwei, Li Guoqing, Shi Huaxin, Peng Dongdong, Li Fei, Wang Tao and Tang Qimeng; and the independent non-executive Directors of the Company are Wang Guofeng, Xia Peng, Frank Chan Fan and Zha Xiaodong.