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北京京客隆商業集團股份有限公司

BEIJING JINGKELONG COMPANY LIMITED*

(a joint stock limited company incorporated in the People's Republic of China)

(Stock Code: 814)

ANNOUNCEMENT

INSIDE INFORMATION

This announcement is made by Beijing Jingkelong Company Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”), pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”).

On 27 May 2022, in view of the impact of the COVID-19 outbreak, the board of directors of the Company (the “**Board**”) approved and adopted a rental waiver plan (the “**Rental Waiver Plan**”) determined in accordance with the government policies of Chaoyang District and Beijing relating to the mandatory rental waiver for the micro- or small-sized enterprises and individual business operators in the service industries. Pursuant to the Rental Waiver Plan, the micro- or small-sized enterprises and individual business operators in the service industries can apply for a waiver of rentals to be determined based on the location of the rented premises if they satisfy certain conditions.

The principal terms of the Rental Waiver Plan are as follows:

1. Eligible parties

Tenants applying for waiver of rentals (the “**Applicant(s)**”) must satisfy all of the following conditions:

- (1) such Applicants are either micro-, or small-sized enterprises or individual business operators. Please refer to the query module of the “Directory of Small and Micro Enterprises” (<http://xwqy.gsxt.gov.cn/>) on the official website of the State Administration for Market Regulation (國家市場監管總局), or the Applicants may provide certification materials which comply with the requirements under the “Provisions for Classification Standards of Small and Medium-sized Enterprises”(Gong Xin Bu Lian Qi Ye [2011] No.300) (《中小企業劃型標準規定》(工信部聯企業〔2011〕300號)), and the classification standard in the “Notice in relation to the Classification Standards of Financial Enterprises”(Yin Fa [2015] No.309) (《關於印發〈金融業企業劃型標準規定〉的通知》(銀發〔2015〕309號)) in determining whether an enterprise can be classified as a micro- or small sized enterprise;
- (2) the operations engaged by such Applicants fall within the scope of the service industries. The scope of the service industries can be identified in accordance with the “National Economic Industry Classification of 2017”(GB/T 4754-2017) (《2017年國民經濟行業分類》(GB/T 4754-2017)) and the “Notice on the Revision of the Provisions on the Division of Tertiary Industries (2012)” (Guo Tong She Guan Han [2018] No.74) (《關於修訂〈三次產業劃分規定(2012)〉的通知》(國統設管函〔2018〕74號)) issued by the National Bureau of Statistics of China;
- (3) the premises leased by the Applicants in 2022 are owned by the Group or are Stated-owned properties in Beijing leased by the Group from the

State-owned enterprises, the State-holding enterprises or the enterprises which are actually controlled by the State within the system of the State-owned Assets Supervision and Administration Commission of the People's Government of Beijing Chaoyang District; and

- (4) the Applicants are the enterprises or individual business operators that were incorporated in Beijing or registered to pay tax in Beijing.

2. Standard of rental waiver

For the Applicant that is eligible to apply for the rental waiver under the Rental Waiver Plan:

- (1) if the Applicant has been renting premises which are located in the areas classified as medium- or high-risk regions in accordance with the COVID-19 situations in 2022, a waiver of rental payable for a period of six months (which is calculated according to the rental standard as stipulated in the relevant lease agreement for the year 2022) can be granted; and
- (2) if the Applicant has been renting premises which are located in areas other than those referred to in sub-paragraph (1) above, a waiver of rental payable for a period of three months (which is calculated according to the rental standard as stipulated in the relevant lease agreement for the year 2022) can be granted,

provided that, if the actual lease term under the relevant lease agreement is less than a full year for the year 2022, the waiver to be granted will be adjusted based on the proportion of the actual lease term (actual number of lease days / 365 days).

3. Means of provision of rental waiver

Based on the actual situation and further agreement with the relevant Applicants, the Group will provide the relevant rental waiver through means including waiver of payment obligations of the forthcoming rentals, refunding of the overpaid

rental, extending the lease term for free, or by other means as appropriate.

4. Expected situation of rental waiver

The Company expects that the total amount of rentals that will be waived by the Group for the abovementioned micro- or small-sized enterprises and individual business operators in the service industries will be approximately from RMB40,000,000 to RMB60,000,000, with the actual amount of rentals waived subject to the adjustment according to the actual area in Beijing that is classified as the medium- or high-risk region in 2022 and, if any, the changes of the relevant government policies of Chaoyang District and Beijing .

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

By Order of the Board
Beijing Jingkelong Company Limited
Zhang Liwei
Chairman

Beijing, People's Republic of China
27 May 2022

As at the date of this announcement, the executive directors of the Company are Mr. Zhang Liwei, Ms. Li Chunyan and Mr. Li Shenlin; the non-executive directors are Mr. Li Jianwen, Ms. Zhang Yan and Mr. Li Shunxiang and the independent non-executive directors are Mr. Wang Liping, Mr. Chen Liping and Mr. Choi Onward.

** For identification purposes only*