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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 DISCLOSEABLE TRANSACTION

Reference is made to the announcement (the “**Announcement**”) of Beijing Urban Construction Design & Development Group Co., Limited (the “**Company**”) dated 29 February 2024 in relation to Guizhou Jingjian, a subsidiary of the Company, which won the bid for the state-owned construction land use rights for the land parcel (the “**Land Parcel**”) on the north side of Fengxin Express Line in Honghuagang District, Zunyi City through public bidding, and acquired the ownership of the above-ground ancillary buildings on the Land Parcel. 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 in relation to the above transaction.

As disclosed in the Announcement, the cost method was used for the preparation of the valuation report of the above-ground buildings with the total valuation of RMB81,336,707. The valuation result of the valuation report is the replacement cost of the valuation subject at the value time point (being 15 July 2019). The above-ground ancillary buildings on the Land Parcel were completed and put into use in July 2019. According to market investigation and on-site survey conducted by the valuer, as of February 2024, there was no significant change in the labor and material costs of the construction industry in the region where the Land Parcel is located (i.e., Zunyi area, Guizhou Province) as compared with those in July 2019. Since they were completed and put into use, the above-ground buildings have remained in good condition with sound and solid structures, walls and roofs, undamaged wall coatings, thorough whitewashing, well-functioning and intact doors and windows; they are equipped with a complete range of supporting facilities such as water, electricity and gas with decoration, renovation and maintenance still in good condition, leading to no significant depreciation in the value of their assets.

Prior to the Transaction, the above-ground buildings were used as office premises for the PPP Project of Fengxin Express Line Project in Zunyi City* (遵義市鳳新快線工程PPP項目). Upon completion of the Transaction, the above-ground buildings will maintain its current use as office premises for the PPP Project of Fengxin Express Line Project in Zunyi City. After the relevant land procedures are completed, the above-ground buildings can be traded normally in the market, and they can not only be used as project office buildings, but also be used and operated as commercial service buildings, hotels, etc, thereby the Company also has the right to dispose of the Land Parcel and the above-ground buildings at an appropriate time.

Taking into account the above factors, given that there has been no significant change in the construction cost of buildings in the area where the above-ground buildings are located since July 2019 and they are in good condition, the board of directors is of the view that, having made reference to the valuation results of the valuation report, the transaction was entered into on normal commercial terms and the consideration set based on the valuation results is fair and reasonable and in the interests 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, 13 March 2024

As at the date of this announcement, the executive director of the Company is Wang Hanjun; 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, Qin Guisheng, Ma Xufei and Xia Peng.

* *For identification purposes only*