北京北辰實業股份有限公司
BEIJING NORTH STAR COMPANY LIMITED

(A sino-foreign joint venture joint stock limited company incorporated in the People's Republic of China)

(Stock Code: 588)

FURTHER ANNOUNCEMENT TO ANNOUNCEMENT ON ESTIMATED LOSS FOR THE HALF YEAR OF 2025

This announcement is made by Beijing North Star Company Limited (the "**Company**") pursuant to Rule 13.09 and Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) (the "**SFO**").

Reference is made to the Company's announcement dated 14 July 2025 in relation to the estimated loss for the half year of 2025 of the Company (the "**Announcement**"). Unless otherwise defined, capitalized terms used in this announcement shall have the same meanings as those defined in the Announcement.

The Board hereby further informs the shareholders and potential investors of the Company that, based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the period and other currently available information, due to the expected loss on changes in fair value arising from the revaluation of the Group's investment properties of approximately RMB152,410,000 to RMB188,370,000, the net loss attributable to owners of the Company for the first half of 2025 is expected to be approximately RMB1,566,000,000 to RMB1,939,000,000, as compared to a loss attributable to owners of the Company of approximately RMB769,580,000 for the first half of 2024. Nonetheless, such fair value losses are non-cash in nature and have no impact on the operating cash flow of the Group.

Save for the additional information above, all information and content as set out in the Announcement remain unchanged. This announcement serves as a supplementary explanation to the Announcement and should be read in conjunction with the Announcement.

The estimated data above is only prepared based on the preliminary calculations. Concrete and accurate financial information shall be subject to the 2025 interim results report of the Company to be formally disclosed.

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

By order of the Board
BEIJING NORTH STAR COMPANY LIMITED
ZHANG Jie
Chairman

Beijing, the PRC
19 August 2025

As at the date of this announcement, the Board comprises eight directors, of which Mr. ZHANG Jie, Ms. LIANG Jie, Mr. YANG Hua-Sen, Ms. ZHANG Wen-Lei and Mr. WEI Ming-Qian are executive directors and Dr. CHOW Wing-Kin, Anthony, Mr. GAN Pei-Zhong and Ms. QIAN Ai-min are independent non-executive directors.