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YTO INTERNATIONAL EXPRESS AND SUPPLY CHAIN TECHNOLOGY LIMITED
圓通國際快遞供應鏈科技有限公司
(incorporated in the Cayman Islands with limited liability)
(Stock code: 6123)

DISCLOSEABLE TRANSACTION
ACQUISITION OF TWO LAND PARCELS IN KAZAKHSTAN

THE ACQUISITION

The Board hereby announces that, in order to deepen the international development strategy, the Company keeps track with the development trend of "going global with cross-border e-commerce, going global with Chinese people and Chinese enterprises, and going global with the Belt and Road Initiative" and actively increases presence in overseas markets by building a "1+7" global express hub facility and operation network, while enhancing its control over core logistics infrastructure and resources in key regions and countries, thereby creating a secured, smooth, convenient, efficient, sustainable, independent, and controllable logistics supply chain system. In addition, the Company is committed to optimising its cross-border logistics product matrix and extending the cross-border logistics service chain, so as to provide various customers with one-stop services such as cargo collection and dispatch, mainline transportation, customs clearance and transshipment, and last-mile delivery. By doing so, the Company has been further enhancing its comprehensive global service capabilities. On 3 September 2025 (after trading hours), the Purchaser (being an indirect wholly-owned subsidiary of the Company) entered into the Preliminary Sale and Purchase Agreements with the Vendor, pursuant to which the Purchaser conditionally agreed to purchase and the Vendor conditionally agreed to sell, the Lands at the aggregated consideration of USD6,131,525 (equivalent to approximately HK$47.8 million).

IMPLICATIONS UNDER THE LISTING RULES

As the highest of the applicable percentage ratio (as defined in the Listing Rules) in respect of the Acquisition is higher than 5% but below 25%, the Acquisition will constitute a discloseable transaction of the Company under Chapter 14 of the Listing Rules, and will be subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

INTRODUCTION

The Board hereby announces that, to advance the construction of a "1+7" global logistics network, the Company makes an effort to build logistics infrastructure in Kazakhstan and establish YTO's headquarters hub in Central Asia, as well as an industrial park that integrates logistics, production, processing, manufacturing and trading for Chinese enterprises, therefore providing multinational companies with cargo collection and dispatch, warehousing and bonded businesses, customs clearance and transshipment and other logistics services, as well as ancillary facilities such as business parks and industrial parks. With all these efforts, the Company supports Chinese enterprises in "going global" and "bringing in", tangibly driving high-quality development under the Belt and Road Initiative through enhanced connectivity.

On 3 September 2025 (after trading hours), the Purchaser (being an indirect wholly-owned subsidiary of the Company) entered into the Preliminary Sale and Purchase Agreements with the Vendor, pursuant to which the Purchaser conditionally agreed to purchase and the Vendor conditionally agreed to sell, the Lands at the aggregated consideration of USD6,131,525 (equivalent to approximately HK$47.8 million).

THE PRELIMINARY SALE AND PURCHASE AGREEMENTS

The principal terms of the Preliminary Sale and Purchase Agreements are as follows:

Date:	3 September 2025 (after trading hours)
Parties:	(i) YTO KZ Limited Liability Partnership*, as the Vendor; and (ii) Skyhub Limited Liability Partnership*, an indirect wholly-owned subsidiary of the Company, as the Purchaser (collectively, the "**Parties**").
Subject matter:	Subject to the terms of the Preliminary Sale and Purchase Agreements, the Parties conditionally agreed to enter into the Formal Agreements for the Acquisition of the Lands within two months from the date of the Preliminary Sale and Purchase Agreements.
Location of the Lands:	the southern side of Khorgos – Almaty Highway of Baiserke Village, Almaty Region, Kazakhstan
Size of the Lands:	Approximately 442,000 square meters
Land category:	Agriculture
Term of land use rights:	Freehold

Consideration: The aggregate Consideration for the Acquisition is USD6,131,525 (equivalent to approximately HK$47.8 million) and shall be payable by the Purchaser to the Vendor in the following manner:

(a) a deposit of USD613,152 (equivalent to approximately HK$4.8 million) (the "**Deposit**"), representing 10% of the Consideration, shall be paid within 10 working days from the date of the Preliminary Sale and Purchase Agreements; and

(b) the balance of the Consideration, being USD5,518,373 (equivalent to approximately HK$43.0 million), shall be paid upon the signing of the Formal Agreements.

Conditions precedent: The Parties shall enter into the Formal Agreements within two months after the signing of the Preliminary Sale and Purchase Agreements subject to and conditional upon the completion of all required procedures, and the receipt of the relevant official approval from the relevant authorities, for the change of the land use category of the Lands from agriculture use to industrial use. In the event that the conditions precedent have not been fulfilled and the Parties have failed to enter into the Formal Agreements within two months after the signing of the Preliminary Sale and Purchase Agreements, the Preliminary Sale and Purchase Agreements shall be rescinded and the Vendor shall refund the Deposit to the Purchaser.

BASIS OF DETERMINATION OF CONSIDERATION

The Consideration was determined after arm's length negotiation between the Purchaser and the Vendor on normal commercial terms with reference to the valuation of the Lands conducted by RHL Appraisal Limited, an independent property valuer. According to the valuation report, the appraised value of the Lands was based on industrial usage as at 8 August 2025 was KZT 3,578,800,000 (equivalent to approximately HK$50.1 million) using the market approach.

The market approach which valuation is based on and with reference to the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm-length's transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The market value is the best price reasonably obtainable in the market by the seller and the most advantageous price reasonably obtainable in the market by the buyer. This estimate specifically excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangements, joint ventures, management agreements, special considerations or concessions granted by anyone associated with the sale, or any element of special value.

Direct comparison method was adopted based on the principle of substitution, where comparison is made based on prices realized on actual sales and/or asking prices of comparable properties. Comparable properties of similar size, scale, nature, character and location are analysed and carefully weighed against all the respective advantages and disadvantages of each property in order to arrive at a fair comparison of market value of the Lands.

The Consideration will be settled by cash and funded by the Group's internal resources.

INFORMATION ABOUT THE PARTIES INVOLVED

The principal activity of the Company is investment holding, and through its subsidiaries, specialises in businesses such as international express and parcel services, international air and sea freight forwarding as well as contract logistics services (including warehousing, distribution and customs clearance). The Group further provides support services in relation to origin management, key account management, customs and compliance, web-based supply chain visibility and supply chain consultancy.

The Purchaser is limited liability partnership established under the laws of Kazakhstan and an indirect wholly-owned subsidiary of the Company with a principal business of land acquisition and industrial park development, cargo transportation and customs clearance.

The Vendor is a limited liability partnership established under the laws of Kazakhstan. It possesses logistics infrastructure such as land and has the capability to integrate logistics resources. To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, as at the date of this announcement, the Vendor is wholly owned by Mr. ISKAKOV TEMIRLAN MEIRAMOVICH, a local individual; and the Vendor and its ultimate beneficial owner are third parties independent to the Company and its connected persons.

REASONS FOR AND BENEFITS OF THE ACQUISITION

The Group specializes in international express and parcel services, international air and sea freight forwarding as well as contract logistics services (including warehousing, distribution and customs clearance).

The Lands are intended to be used by the Group in the construction of bonded and non-bonded warehouses, bonded and non-bonded yards, joint venture logistics warehouses and life supporting facilities. The Directors are of the view that the Acquisition allows the Group to leverage the advantageous position and resources of the Lands to build logistics hubs in key regions, countries and key markets. By increasing the investment in the construction of core logistics infrastructure and providing synergy to the Group in terms of warehousing, delivery and logistics capabilities, the Company optimises its cross-border logistics product matrix and extends the cross-border logistics service chain, with a focus on international express, international freight and supply chain businesses. By doing so, the Company has further enhanced its comprehensive global service capabilities and steadily built a global logistics network of "China Connects the World and the World Connects the World（中國聯世界、世界聯世界）".

The Directors (including the independent non-executive Directors) consider that the terms and conditions of the Preliminary Sale and Purchase Agreements and the Acquisition are fair and reasonable, and in line with the Group's long-term business strategy and commercial interests, as well as in the interests of the Shareholders as a whole.

IMPLICATIONS UNDER THE LISTING RULES

As the highest of the applicable percentage ratio (as defined in the Listing Rules) in respect of the Acquisition is higher than 5% but below 25%, the Acquisition will constitute a discloseable transaction of the Company under Chapter 14 of the Listing Rules, and will be subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions shall have the following meanings:

"1+7"	the Company's strategic blueprint for the building of a global integrated hub facility and operation network in key countries and regions such as Central Asia, the Middle East, Africa, Europe, Southeast Asia, North America and South America based on the Jiaxing global aviation logistics hub
"Acquisition"	the acquisition of the Lands by the Purchaser from the Vendor pursuant to the Preliminary Sale and Purchase Agreements and the Formal Agreements
"Board"	the board of Directors
"Company"	YTO International Express and Supply Chain Technology Limited (圓通國際快遞供應鏈科技有限公司), an exempted company incorporated in the Cayman Islands with limited liability, whose issued shares are listed on the main board of the Stock Exchange
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Consideration"	aggregate consideration of USD6,131,525, being the consideration payable by the Purchaser to the Vendor pursuant to the Preliminary Sale and Purchase Agreements and the Formal Agreements for the Acquisition
"Directors"	the directors of the Company
"Formal Agreements"	the main sale and purchase agreements to be entered into between the Purchaser and the Vendor in relation to the Acquisition
"Group"	the Company and its subsidiaries
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Kazakhstan"	the Republic of Kazakhstan
"KZT"	Kazakhstani Tenge, the lawful currency of Kazakhstan
"Lands"	the two land parcels located at the southern side of Khorgos – Almaty Highway of Baiserke Village, Almaty Region, Kazakhstan
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"PRC"	the People's Republic of China

"Preliminary Sale and Purchase Agreements"	the preliminary sale and purchase agreements dated 3 September 2025 entered into between the Purchaser and the Vendor in relation to the Acquisition
"Purchaser"	Skyhub Limited Liability Partnership*, a limited liability partnership established under the laws of Kazakhstan and an indirect wholly-owned subsidiary of the Company
"Shareholder(s)"	shareholder(s) of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"subsidiary(ies)"	has the meaning ascribed to it under the Listing Rules
"USD"	the United States Dollar, the lawful currency of the United States
"Vendor"	YTO KZ Limited Liability Partnership*, a limited liability partnership established under the laws of Kazakhstan
"%"	per cent

* *The English translation of the names of the entity is for identification purpose only and should not be regarded as the official English translation of their names in Russian.*

For the purpose of illustration only and unless otherwise stated, in this announcement, conversion of USD into HK$ is based on the exchange rate of USD1.00 to HK$7.8 and the conversion of KZT into HK$ is based on the exchange rate of KZT1.00 = HK$0.014. Such conversion should not be construed as a representation that any amount has been, could have been, or may be, exchanged at this or any other rate.

By order of the Board
YTO International Express and Supply Chain Technology Limited
圓通國際快遞供應鏈科技有限公司
Yu Huijiao
Chairman

Hong Kong, 3 September 2025

As at the date of this announcement, the Board comprises two executive Directors, namely, Mr. Yang Xinwei and Mr. Zhou Jian; four non-executive Directors, namely, Mr. Yu Huijiao, Mr. Pan Shuimiao, Ms. Wang Lixiu and Mr. Su Xiufeng; and three independent non-executive Directors, namely, Mr. Li Donghui, Mr. Xu Junmin and Mr. Chung Kwok Mo John.