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華潤置地有限公司

China Resources Land Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1109)

SUPPLEMENTAL ANNOUNCEMENT

DISCLOSEABLE TRANSACTIONS ACQUISITION OF EQUITY INTERESTS AND DEBT INTERESTS IN THE TARGET COMPANIES

Reference is made to the announcement of the Company dated 1 August 2025 in relation to the acquisition of the entire Equity Interests and Debt Interests of the Target Companies (the “**Announcement**”). Unless otherwise indicated, capitalised terms used herein shall have the same meanings given to them in the Announcement.

The Board would like to provide the Shareholders and the potential investors with the supplementary information below in respect of the Acquisition.

SIGNING OF THE EQUITY TRANSFER AGREEMENTS

The Consortium has entered into the Equity Transfer Agreements for the Second Acquisition, Third Acquisition and Fourth Acquisition with the Sellers on 1 August 2025, and entered into the Equity Transfer Agreement for the First Acquisition with Seller 1 on 6 August 2025.

The principal terms of the Equity Transfer Agreements are summarised in the Announcement.

BASIS OF CONSIDERATION

In arriving at the conclusion that the Consideration is fair and reasonable, other than the factors set out under the section headed “Basis of Consideration” in the Announcement, the Company also considered the following:

SASAC-Supervised and Regulated Valuation: The Valuation of the relevant state-owned assets has been conducted in strict accordance with the Measures for the Supervision and Administration of the Transactions of State-Owned Assets of Enterprises (State-owned Assets Supervision and Administration Commission and Ministry of Finance Decree No. 32) (企業國有資產交易監督管理辦法國資委、財政部令第32號) and subject to the supervision of the State-owned Assets Supervision and Administration Commission (“SASAC”), to ensure transparency, objectivity, and fairness in the disposal of state-owned assets.

Qualified and Reputable Valuer: The Valuer engaged for the Valuation of the Target Companies is a leading appraisal institution in the PRC, and was ranked among the top three appraisal institutions for the comprehensive quality evaluation of state-owned asset appraisal projects in Shanghai from 2022 to 2024 according to the ranking published by SASAC of Shanghai Municipal Government, which provides additional assurance regarding the reliability of the Valuation.

Rigorous Review and Approval of the Valuation: Under the state-asset disposal rules of the PRC, the valuation report prepared by the Valuer must be submitted to SASAC of Shanghai Municipal Government for approval by an independent expert panel. The expert panel is responsible for conducting a thorough and independent review of the Valuation to ensure that it is fair, objective, and reasonable. Upon obtaining the approval from the panel, the Valuation has to be filed with SASAC of Shanghai Municipal Government, and the listing price for the Acquisition must be based on the appraised value filed with SASAC of Shanghai Municipal Government.

Transparent Bidding Process: The transaction is conducted through a transparent public bidding process on SUAE Exchange, which allows open competition and prevents any preferential treatment or collusion.

Absence of Premium over Appraised Value: The Consideration does not include any premium over the appraised value filed with SASAC of Shanghai Municipal Government, which ensure that the Consideration is consistent with the independently determined fair market value of the assets, as verified by the regulatory authorities.

Research conducted by the Company: The Company conducted research on the statistics of the floor price in the areas where the Target Projects are located, the sales price of the neighbouring projects, the sale cycle and cost structure etc. to ensure the reasonableness of the Valuation. The Company also conducted feasibility study to analyse the relationship between the supply and demand of land in upstream and downstream sectors, the positioning of the Target Projects, the sensitivity of price and development cycle etc. Financial and legal due diligence have also been done to evaluate the financial status of the Target Companies, the impact of local policies/tax policies on the transaction and other possible risks that could impact land values and project feasibility. As the Target Companies are established for the purpose of holding the Target Projects with the Target Projects being the substantial assets of the Target Companies, based on the comprehensive assessment on the Target Companies and the Target Projects, the Company concluded that the Valuation and the proposed bid price are fair and reasonable.

Save as disclosed above, all other information as set out in the Announcement remain unchanged. The information above is supplemental to and should be read in conjunction with the Announcement.

By Order of the Board
China Resources Land Limited
LI Xin
Chairman

PRC, 17 October 2025

As at the date of this announcement, the executive Directors are Mr. Li Xin, Mr. Zhang Dawei, Mr. Xu Rong, Mr. Hao Zhongming, Mr. Zhao Wei and Mr. Chen Wei; the non-executive Directors are Mr. Huang Ting, Mr. Wei Chenglin and Mr. Wang Yuhang; and the independent non-executive Directors are Mr. Zhong Wei, Mr. Sun Zhe, Mr. Frank Chan Fan, Mr. Leong Kwok-kuen, Lincoln and Ms. Qin Hong.