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Zhong Jia Guo Xin Holdings Company Limited

中加國信控股股份有限公司

(incorporated in Bermuda with limited liability)

(Stock Code: 899)

SUPPLEMENTAL ANNOUNCEMENT UPDATE ON VERY SUBSTANTIAL ACQUISITION IN RELATION TO ACQUISITION OF REFUND PROPERTIES

References are made to the announcements of the Company dated 28 February 2017, 23 August 2024, 6 December 2024, 10 April 2025, 29 April 2025, 15 May 2025 and 26 November 2025 regarding the very substantial acquisition in relation to, among others, acquisition of refund properties (collectively, the “**Announcements**”). Capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements unless otherwise specified herein.

TRANSFER OF CAR PARKING SPACES

As part of the Refund Package, the Purchaser and the Vendor entered into the SPA and SPA Supplemental Agreement (collectively, the “**Agreements**”) pursuant to which the Purchaser has agreed to accept and the Vendor has agreed to transfer 49 freehold car parking spaces in total of RMB 11,698,315 in accordance with the terms and conditions of the Agreements respectively and the consideration was deemed to have been paid by the Purchaser to the Vendor by way of setting off part of the Deposit.

Originally, there are 13 car parking spaces among the remaining 56 car parking spaces in the Refund Package as civil air defense parking spaces. Given the use-right only nature of civil air defense parking spaces, uncertainties and risks involved of holding the use right of civil air defense parking spaces, the resaleability of freehold car parking spaces, the study of the different of the value of the use right of civil air defense parking spaces and the ownership of freehold car parking spaces and considering all the risks and uncertainties involved under the current adverse market environment, in particular the property market in the PRC, and the Group does not intend to hold the Refund Properties for a long term. The Purchaser accepted to replace 13 civil air defense parking spaces in the Refund Package by 6 freehold car parking spaces as the way of setting off part of the Deposit. Upon completion of the transfer, there is not any car parking space in the Remaining Refund Properties.

The principal terms of the SPA are set out in Appendix I. The respective consideration determined after arm’s length negotiations between the Parties on normal commercial terms with reference to, among other things, (i) the prevailing market prices of properties of similar nature available in the localities; and (ii) the PRC property market sentiment at the material time.

Completion

Completion of 49 freehold car parking spaces has taken place on 11 December 2025, being the date on which the property ownership certificate of 49 car parking spaces was confirmed and received by the Purchaser.

Up to the date of this announcement, the Group has received 6 properties (i.e. Property A, Property B, Property C, Property D, Property E, and Property F) and 49 freehold car parking spaces. The other 2 properties as part of the Refund Package are still pending to be delivered to the Group.

Completion of each Remaining Refund Properties will take place upon the immovable property ownership certificate of the relevant property is issued to the Purchaser. Further announcement will be made by the Company if the Group has completed acquiring any of the Remaining Refund Properties or receiving any of refund of the Deposit in cash from the Vendor.

DEFINITIONS

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

“SPA”	the 49 sale and purchase agreements entered into between the Purchaser and the Vendor in relation to the acquisition of the respective 49 freehold car parking spaces (as amended, modified and supplemented from time to time) (see – Appendix I)
“SPA Supplemental Agreement”	the supplemental agreement dated 10 December 2025 entered into between the Purchaser and the Vendor to ratify and clarify the divergence of the Refund Package and SPA

By order of the Board
Zhong Jia Guo Xin Holdings Company Limited
Chan Wai Fung
Executive Director & chief executive officer

Hong Kong, 11 December 2025

As at the date of this announcement, the Board consists of two executive Directors, Mr. Chan Wai Fung and Ms. Yau Ho Yi; one non-executive Director, Ms. Jiang Xiaojun and three independent non-executive Directors, Dr. Liang Jinxiang, Mr. Wang Pengwei and Mr. Wong Chun Peng Stewart.

**For identification purposes only.*

APPENDIX I

SPA	Date	Property to Be Acquired	Consideration
1	10 November 2025	Building 1, 負1/F, Unit 001, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層001)	RMB 238,741.12
2	10 November 2025	Building 1, 負1/F, Unit 002, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層002)	RMB 238,741.12
3	10 November 2025	Building 1, 負1/F, Unit 003, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層003)	RMB 238,741.12
4	10 November 2025	Building 1, 負1/F, Unit 004, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層004)	RMB 238,741.12
5	10 November 2025	Building 1, 負1/F, Unit 005, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層005)	RMB 238,741.12
6	10 November 2025	Building 1, 負1/F, Unit 006, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層006)	RMB 238,741.12
7	31 October 2025	Building 1, 負1/F, Unit 007, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層007)	RMB 238,741.12
8	31 October 2025	Building 1, 負1/F, Unit 008, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層008)	RMB 238,741.12
9	31 October 2025	Building 1, 負1/F, Unit 009, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層009)	RMB 238,741.12
10	31 October 2025	Building 1, 負1/F, Unit 010, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層010)	RMB 238,741.12
11	31 October 2025	Building 1, 負1/F, Unit 011, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層011)	RMB 238,741.12
12	31 October 2025	Building 1, 負1/F, Unit 012, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層012)	RMB 238,741.12
13	31 October 2025	Building 1, 負1/F, Unit 013, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層013)	RMB 238,741.12
14	31 October 2025	Building 1, 負1/F, Unit 014, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層014)	RMB 238,741.12
15	31 October 2025	Building 1, 負1/F, Unit 015, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層015)	RMB 238,741.12
16	31 October 2025	Building 1, 負1/F, Unit 016, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層016)	RMB 238,741.12
17	31 October 2025	Building 1, 負1/F, Unit 017, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層017)	RMB 238,741.12
18	31 October 2025	Building 1, 負1/F, Unit 018, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層018)	RMB 238,741.12
19	31 October 2025	Building 1, 負1/F, Unit 019, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層019)	RMB 238,741.12
20	31 October 2025	Building 1, 負1/F, Unit 020, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層020)	RMB 238,741.12
21	31 October 2025	Building 1, 負1/F, Unit 021, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層021)	RMB 238,741.12

45	31 October 2025	Building 1, 負1/F, Unit 045, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層045)	RMB 238,741.12
46	31 October 2025	Building 1, 負1/F, Unit 046, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層046)	RMB 238,741.12
47	31 October 2025	Building 1, 負1/F, Unit 047, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層047)	RMB 238,741.12
48	31 October 2025	Building 1, 負1/F, Unit 048, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層048)	RMB 238,741.12
49	31 October 2025	Building 1, 負1/F, Unit 049, 45 Yu'an Road, Shunyi District, Beijing*(北京市順義區裕安路45號院1號樓負1層049)	RMB 238,741.12