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)

ANNOUNCEMENT ON ESTIMATED LOSS FOR THE YEAR OF 2025

This announcement is made pursuant to Rule 13.09 and Rule 13.10B of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board hereby announces that the profit attributable to owners of the Company for the year ended 31 December 2025 is estimated to continue to record a loss. The estimated results have not been reviewed or audited by auditors, are not based on financial information audited or formally reviewed by auditors, and are subject to finalisation. Shareholders and potential investors of the Company should pay attention to details of the financial information to be set out in the 2025 annual results report of the Company.

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

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**").

The board of directors of the Company (the "**Board**") hereby announces that the profit attributable to owners of the Company for the year ended 31 December 2025 (the "**Relevant Period**") is estimated to continue to record a loss, details of which are set out as follows:

I. ESTIMATED RESULTS FOR THE RELEVANT PERIOD (IN ACCORDANCE WITH HONG KONG FINANCIAL REPORTING STANDARDS)

1. Relevant Period for the estimated results: from 1 January 2025 to 31 December 2025

2. Estimated losses:

   Based on the preliminary assessment by the Company's finance department:

   (i) The net loss attributable to owners of the Company for the year 2025 is estimated to range from RMB2,696,000,000 to RMB3,380,000,000, continuing to record a loss as compared with the corresponding period of previous year (or range from RMB2,463,000,000 to RMB3,093,000,000 if excluding gains or losses from changes in the fair value of investment properties, as the Company's expected loss from changes in the fair value of investment properties ranges approximately from RMB233,000,000 to RMB287,000,000).

   (ii) The net loss (excluding gains or losses from changes in fair value of investment properties and after deduction of non-recurring profit and loss) attributable to owners of the Company for the year of 2025 is estimated to range from RMB2,513,000,000 to RMB3,153,000,000, continuing to record a loss as compared with the corresponding period of previous year.

   (iii) The estimated cash balance at the end of the period is approximately RMB7.1 billion. The Company has sufficient capital reserves with clear financing channels for secure operation.

3. The estimated results have not been reviewed or audited by auditors, are not based on financial information audited or formally reviewed by auditors, and are subject to finalisation. Shareholders and potential investors of the Company should pay attention to details of the financial information to be set out in the 2025 annual results report of the Company.

II. RESULTS FOR THE CORRESPONDING PERIOD OF THE PRECEDING YEAR (IN ACCORDANCE WITH HONG KONG FINANCIAL REPORTING STANDARDS)

1. The loss attributable to owners of the Company was RMB2,992,483,000 (or RMB2,562,870,000 if excluding gains or losses from changes in fair value of investment properties, as the Company's loss from changes in the fair value of investment properties was RMB429,613,000; or RMB2,701,378,000 if excluding gains or losses from changes in fair value of investment properties and after deduction of non-recurring profit and loss).

2. Loss per share attributable to the ordinary shareholders of the Company was RMB0.8888 (or RMB0.7612 if excluding gains or losses from changes in fair value of investment properties, or RMB0.8023 if excluding gains or losses from changes in fair value of investment properties and after deduction of non-recurring profit and loss).

III. MAIN REASONS FOR THE ESTIMATED LOSSES FOR THE RELEVANT PERIOD

During the reporting period, the Company's convention and exhibition (including hotel) business and commercial properties business remained generally stable in their operations. The losses were mainly attributable to the impact of market adjustments, as the selling prices of the Company's real estate projects fell short of expectations. In accordance with accounting standards, the Company conducted a preliminary impairment test of its inventories and expects to make provisions for the impairment of inventories on certain real estate projects.

IV. OTHER EXPLANATORY MATTERS

The estimated data above is only prepared based on the preliminary calculations. Concrete and accurate financial information shall be subject to the audited 2025 annual 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
14 January 2026

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.