Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

天津津燃公用事業股份有限公司
TIANJIN JINRAN PUBLIC UTILITIES COMPANY LIMITED
(a joint stock limited company incorporated in the People's Republic of China with limited liability)
(Stock Code: 01265)

SUPPLEMENTAL ANNOUNCEMENT – CONTINUING CONNECTED TRANSACTIONS IN RELATION TO GAS PIPELINE LEASE AGREEMENT

Reference is made to the announcement (the "**Announcement**") of Tianjin Jinran Public Utilities Company Limited (the "**Company**") dated 28 December 2025 regarding the pipeline lease agreement, which constitutes continuing connected transactions. Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

This announcement is made to provide further information in relation to the Lease Agreement.

VALUATION

As set out in the Announcement, in arriving at the Annual Rent, various factors were considered, including the annual rental market value of the leased pipelines appraised by the valuer engaged. In the valuation, income approach (reverse calculation) was adopted, as both the rate of return (of 5.3347%) and market value of the Gas Pipelines as at the valuation date (being 11 December 2025) (with reference to its replacement costs of approximately RMB227 million, normal economic life span of gas pipelines of 30 years and the actual years that the Gas Pipelines have already been used, ranging from 14.1 years to 16.5 years) could reasonably be determined. The adopted formula was:

Annual Rent = (market value of the Gas Pipelines as at the valuation date – market value of the Gas Pipelines one year after the valuation Date) × (1 + rate of return)

In the valuation, it is assumed that the transactions are already entered into in respect of the Gas Pipelines, with market valuation conducted by simulating market conditions based on the relevant transaction terms and conditions; there will be no material changes to the relevant national laws and regulations, national macroeconomic situation or external economic environment, including interest rates, tax benchmarks and rates, policy-based levies, and that no unforeseeable material changes will occur in the external economic environment; the Gas Pipelines will be used normally.

To support the fairness and reasonableness of the Annual Rent, the Company has considered (among other factors): its construction and installation cost, preliminary expenses and other expenses, cost of capital, and deductible value-added tax; (in relation to the rate of return) the average 1-year government bond yield at the valuation date of 1.3347%, the industry, operating, financial and other risk premiums; the book value of the Gas Pipelines and actual years of usage of the Gas Pipelines.

INTERNAL CONTROL MEASURES

In respect of the Lease Agreement, Jinran China Resources shall pay the Annual Rent for the respective year in single installment before 31 December 2025, 31 December 2026, and 31 December 2027, respectively. The Company has a series of internal rules and policies to manage, control and monitor the conduct of the transactions under the Lease Agreement. The Company's production operations department will issue payment reminder to Jinran China Resources every year, and will pursue collection of the Annual Rent yearly according to the Lease Agreement. The Company's Production Operations Department and Finance Department reconciles departmental accounts monthly and will ensure receivables collection is pursued in accordance with the Lease Agreement's contractual terms. The Finance Department and Legal Compliance Department will regularly review the conduct of the Lease Agreement at least quarterly to monitor the compliance of contractual terms. They also support the Company's management in monitoring the overall conduct of connected transactions. If the Company intends to lease other gas pipelines to Jinran China Resources in the future, these departments will ensure compliance matters including aggregation of transactions be considered, and will report its findings to the Company's management to facilitate the compliance with the Listing Rules.

By order of the Board
Tianjin Jinran Public Utilities Company Limited
Wang Cong
Chairman of the Board

Tianjin, PRC, 30 January 2026

As at the date of this announcement, the directors of the Company are:
Executive Directors: Mr. Wang Cong *(Chairman of the Board)*, Ms. Tang Jie and Mr. Sun Liangchuan
Non-executive Directors: Mr. Zhang Jinghan and Ms. Sha Caiping
Independent Non-executive Directors: Mr. Yu Jian Jun, Ms. Ji Xuefeng and Mr. Bai Mo
Employee Director: Ms. Yan Ying

Certain figures in this announcement have been subject to rounding adjustments. This announcement contains forward-looking statements that reflect the Company's beliefs, plans or expectations about the future. These statements are based on a number of assumptions, current estimates and projections, and are therefore subject to inherent risks, uncertainties and other factors. Neither the Company nor its directors, officers, employees, agents, affiliates, advisers or representatives assume any responsibility to update, supplement or correct these statements or to adapt them to future events or developments.