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CAPINFO COMPANY LIMITED*

首都信息發展股份有限公司

(a joint stock limited company incorporated in the People's Republic of China with limited liability)

(Stock Code: 1075)

**CONNECTED TRANSACTION
RENEWAL AND ENTERING INTO LONGFU MANSION LEASE
AGREEMENT
AND
CONTINUING CONNECTED TRANSACTION
RENEWAL AND ENTERING INTO
COMPREHENSIVE PROPERTY FEE AGREEMENT**

Reference is made to the announcement of the Company dated 26 May 2021 in relation to the Company's (i) entering into the Original Longfu Mansion Lease Agreement with BXLE; and (ii) entering into the Original Property Service Agreement with BXLE Property Management, and the announcement of the Company dated 29 December 2023 in relation to the Company's (i) entering into the 2023 Longfu Mansion Lease Agreement with BXLE; and (ii) entering into the 2023 Property Service Agreement with BXLE Property Management for the renewal of the Original Longfu Mansion Lease Agreement and the Original Property Service Agreement.

2026 LONGFU MANSION LEASE AGREEMENT

As the 2023 Longfu Mansion Lease Agreement will expire on 30 June 2026, on 24 March 2026, the Company has entered into the 2026 Longfu Mansion Lease Agreement with BXLE, pursuant to which the Company has agreed to further lease the BXLE Office Premises from BXLE for office use from 1 July 2026 to 31 January 2029.

2026 COMPREHENSIVE PROPERTY FEE AGREEMENT

Given that the 2023 Property Service Agreement will be expired on 30 June 2026, on 24 March 2026, the Company has entered into the 2026 Comprehensive Property Fee Agreement with BXLE Property Management, pursuant to which BXLE Property Management has agreed to provide property services to the Company for the BXLE Office Premises from 1 July 2026 to 31 January 2029.

* *For identification purpose only*

IMPLICATIONS UNDER THE LISTING RULES

In accordance with Accounting Standard for Business Enterprise No. 21, the Group is required to recognize the BXLE Office Premises as right-of-use assets. As a result, the entering into of transaction contemplated under the 2026 Longfu Mansion Lease Agreement in relation to the lease of the BXLE Office Premises will be regarded as acquisitions of assets by the Group pursuant to the Listing Rules.

As at the date of this announcement, the Company's Controlling Shareholder Beijing Data Group holds approximately 48.3% interest in the issued share capital of the Company, and Beijing Data Group is wholly owned by BSAM. At the same time, BSAM holds approximately 15% interest in the issued share capital of the Company through its another wholly-owned subsidiary Beijing Industrial Investment. BXLE is held as to 70% interest by BSAM, and BXLE Property Management is a wholly-owned subsidiary of BXLE, therefore, BXLE and BXLE Property Management are connected persons of the Company pursuant to the Listing Rules. Accordingly, the transactions contemplated under the 2026 Longfu Mansion Lease Agreement entered into between the Company and BXLE constitute a connected transaction of the Company, and the transactions contemplated under the 2026 Comprehensive Property Fee Agreement entered into between the Company and BXLE Property Management constitute continuing connected transactions of the Company, pursuant to the Listing Rules.

Pursuant to Rule 14A.81 of the Listing Rules, the value of the right-of-use asset under the 2026 Longfu Mansion Lease Agreement shall be aggregated with the proposed annual cap under the 2026 Comprehensive Property Fee Agreement. As the highest applicable percentage ratio for the 2026 Longfu Mansion Lease Agreement and the 2026 Comprehensive Property Fee Agreement exceeds 0.1% but is less than 5%, the 2026 Longfu Mansion Lease Agreement, the 2026 Comprehensive Property Fee Agreement and the transactions contemplated thereunder are subject to the reporting and announcement requirements, but are exempted from independent Shareholders' approval requirements pursuant to Chapter 14A of the Listing Rules.

Reference is made to the announcement of the Company dated 26 May 2021 in relation to the Company's (i) entering into the Original Longfu Mansion Lease Agreement with BXLE; and (ii) entering into the Original Property Service Agreement with BXLE Property Management, and the announcement of the Company dated 29 December 2023 in relation to the Company's (i) entering into the 2023 Longfu Mansion Lease Agreement with BXLE; and (ii) entering into the 2023 Property Service Agreement with BXLE Property Management for the renewal of the Original Longfu Mansion Lease Agreement and the Original Property Service Agreement.

As the 2023 Longfu Mansion Lease Agreement and the 2023 Property Service Agreement will expire on 30 June 2026, on 24 March 2026, (i) the Company has entered into the 2026 Longfu Mansion Lease Agreement with BXLE, pursuant to which the Company has agreed to further lease the BXLE Office Premises from BXLE for office use, and (ii) the Company has entered into the 2026

Comprehensive Property Fee Agreement with BXLE Property Management, pursuant to which BXLE Property Management has agreed to provide property services to the Company in respect of the BXLE Office Premises, from 1 July 2026 to 31 January 2029.

2026 LONGFU MANSION LEASE AGREEMENT

On 24 March 2026, the Company has entered into the 2026 Longfu Mansion Lease Agreement with BXLE, pursuant to which the Company has agreed to lease the BXLE Office Premises from BXLE for office use from 1 July 2026 to 31 January 2029.

The principal terms of the 2026 Longfu Mansion Lease Agreement are as follows:

Date	24 March 2026
Parties	BXLE (as lessor); and the Company (as lessee)
Property	BXLE Office Premises, which has an aggregate rental area of 5,807 sq.m. and is located at the entire 5th floor of Longfu Mansion, No. 95 Longfusi Street, Dongcheng District, Beijing, the PRC
Term	The Company will lease the BXLE Office Premises from BXLE from 1 July 2026 to 31 January 2029
Rental payable	The monthly rent is RMB1,177,427.32 (including value-added tax) and is payable on a monthly basis. Such rent was arrived at after arm's length negotiation between the Company and BXLE, with reference to, among other things, the market rental rate of other comparable office premises in the same geographical region (i.e. at a rate of RMB186 to RMB204/month/sq.m.) and shall be paid by the Company to BXLE

In accordance with Accounting Standard for Business Enterprise No. 21, the rental payment under the 2026 Longfu Mansion Lease Agreement is of capital nature, therefore, BXLE Office Premises will be recognized as the Group's right-of-use asset amounting to RMB32.82 million on 1 July 2026. The rental payment under the 2026 Longfu Mansion Lease Agreement is expected to be satisfied by the internal resources of the Group in its ordinary and usual course of business.

2026 Comprehensive Property Fee Agreement

On 24 March 2026, the Company has entered into the 2026 Comprehensive Property Fee Agreement with BXLE Property Management, pursuant to which, BXLE Property Management has agreed to provide property services to the Company for the BXLE Office Premises from 1 July 2026 to 31 January 2029.

The principal terms of the 2026 Comprehensive Property Fee Agreement are as follows:

Date	24 March 2026
Parties	BXLE Property Management (as property service provider); and The Company (as property service recipient)
Property	BXLE Office Premises, which has an aggregate rental area of 5,807 sq.m. and is located at the entire 5th floor of Longfu Mansion, No. 95 Longfusi Street, Dongcheng District, Beijing, the PRC
Term	BXLE Property Management has agreed to provide property services to the Company for the BXLE Office Premises from 1 July 2026 to 31 January 2029
Scope of services	The property services to be provided by BXLE Property Management include electricity, water and heating service charges
Comprehensive property fee	Pursuant to the 2026 Comprehensive Property Fee Agreement, the total comprehensive property fees payable by the Company to BXLE Property Management shall not exceed the proposed annual caps for each year during the lease term. The property services fee shall be payable on a monthly basis.
Pricing basis	Such comprehensive property fees have been agreed between the Company and BXLE Property Management, calculated based on the actual consumption of electricity, water and heat supply service at a rate of RMB1.1826/kwh, RMB9.5/tons and RMB45/sq.m. with reference to the charging standard as announced by Beijing Municipal Commission of Development and Reform's official website (http://fgw.beijing.gov.cn/bmcx/djcx/jzldj/), respectively. Among them, the fee for electricity supply is calculated with reference to the peak segment, valley segment and flat segment of Longfu Mansion charged by the power company. Such fees shall be paid by the Company to BXLE Property Management.

Basis of Determining the Proposed Annual Caps for Comprehensive Property Fees

The proposed annual caps for the comprehensive property fees under the 2026 Comprehensive Property Fee Agreement for each of the period from 1 July 2026 to 31 January 2029 are as follows:

	For the period from 1 July 2026 to 31 December 2026 (RMB)	For the year ending 31 December 2027 (RMB)	For the year ending 31 December 2028 (RMB)	For the period from 1 January 2029 to 31 January 2029 (RMB)
Proposed Annual Caps	850,000	1,200,000	1,200,000	130,000

The proposed annual caps under the 2026 Comprehensive Property Fee Agreement set out above are determined based on the following factors:

- (1) the historical transaction amounts of the relevant transactions of the Group;
- (2) the pricing basis of the comprehensive property fees under the 2026 Comprehensive Property Fee Agreement as set out in the principal terms; and
- (3) the qualification, experience, scope of service and pricing procedures in property management services of BXLE Property Management.

The historical amounts paid by the Company to BXLE Property Management pursuant to the Original Property Service Agreement and the 2023 Property Service Agreement for the years ended 31 December 2023, 2024 and 2025 are as follows:

	For the year ended 31 December 2023 (RMB)	For the year ended 31 December 2024 (RMB)	For the year ended 31 December 2025 (RMB)
Historical amounts	990,000	850,000	760,000

The proposed annual caps for the comprehensive property fees under the 2026 Comprehensive Property Fee Agreement have been set higher than the historical transaction amounts mainly due to (i) the expected rise in energy price in the future; and (ii) the expected rise in electricity and water consumption in light of operational needs of the Company.

INFORMATION ABOUT THE PARTIES

The Company

The Company is a joint stock limited company established in the PRC on 23 January 1998 with limited liability, which is principally engaged in, inter alia, products, software development and services, industry solutions, and operation and maintenance services and etc. As at the date of this

announcement, Beijing Data Group holds approximately 48.3% interests in the issued share capital of the Company, and Beijing Data Group is wholly owned by BSAM. Concurrently, BSAM holds approximately 15% of the issued share capital of the Company through its another wholly-owned subsidiary, Beijing Industrial Investment.

BXLE

BXLE is a company established in the PRC with limited liability and is owned as to 70% and 30% by BSAM and Beijing Dongfang Cultural Assets Management Co., Ltd.* (北京東方文化資產經營有限公司), respectively. BSAM is wholly-owned by the Beijing Municipal Government of the PRC, while Beijing Dongfang Cultural Assets Management Co., Ltd.* (北京東方文化資產經營有限公司) is wholly-owned by the State-owned Assets Supervision and Administration Commission of Dongcheng District, Beijing. BXLE is principally engaged in real estate development; property management; project investment; investment management; organizing cultural exchange activities (excluding performances); undertaking display demonstration; advertisement design, production, agency and publishing; sale of commodity properties.

BXLE Property Management

BXLE Property Management is a company established in the PRC with limited liability and is a wholly-owned subsidiary of BXLE, thus a subsidiary of BSAM. BSAM is wholly-owned by the Beijing Municipal Government of the PRC. BXLE Property Management is principally engaged in property management; leasing of commercial properties; organizing cultural and art exchange activities; undertaking display demonstration, design, production, agency and advertisement publishing.

REASONS FOR AND BENEFITS OF THE ENTERING INTO THE 2026 LONGFU MANSION LEASE AGREEMENT AND 2026 COMPREHENSIVE PROPERTY FEE AGREEMENT

The Group entered into the Original Longfu Mansion Lease Agreement and the Original Property Service Agreement in May 2021, and renewed and executed the 2023 Longfu Mansion Lease Agreement and the 2023 Property Service Agreement in December 2023. The BXLE Office Premises provide the Group with stable and successive premises for its operations. There will be considerable time and cost saved (in terms of relocation and renovation) for the Group to lease the BXLE Office Premises from BXLE. The Directors, including the independent non-executive Directors, are of the view that the renewal and execution of the 2026 Longfu Mansion Lease Agreement, the 2026 Comprehensive Property Fee Agreement and the transactions contemplated thereunder are entered into in the ordinary and usual course of business of the Group and on normal commercial terms after arm's length negotiations between the parties. The terms of the 2026 Longfu Mansion Lease Agreement, the 2026 Comprehensive Property Fee Agreement and the transactions contemplated thereunder are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

Since the Company's executive Director Mr. Yu Donghui is the vice general manager of Beijing Data Group, and our non-executive Directors Ms. Yan Yi and Mr. Hu Yong are the employees of the BSAM and Beijing Industrial Investment, respectively, and BSAM and its subsidiaries Beijing Data Group and Beijing Industrial Investment are regarded to have a material interest in 2026 Longfu Mansion Lease Agreement, the 2026 Comprehensive Property Fee Agreement and the transactions contemplated thereunder, therefore, they had abstained from voting on the Board resolutions approving the 2026 Longfu Mansion Lease Agreement, the 2026 Comprehensive Property Fee Agreement and the transactions contemplated thereunder. Save as disclosed above, none of the Directors has any material interest in the 2026 Longfu Mansion Lease Agreement, the 2026 Comprehensive Property Fee Agreement and the transactions contemplated thereunder.

IMPLICATIONS UNDER THE LISTING RULES

In accordance with Accounting Standard for Business Enterprise No. 21, the Group is required to recognize the BXLE Office Premises as right-of-use asset. As a result, the entering into of transaction contemplated under the 2026 Longfu Mansion Lease Agreement in relation to the lease of the BXLE Office Premises will be regarded as acquisitions of assets by the Group pursuant to the Listing Rules.

As at the date of this announcement, the Company's Controlling Shareholder Beijing Data Group holds approximately 48.3% interest in the issued share capital of the Company, and Beijing Data Group is wholly owned by BSAM. At the same time, BSAM holds approximately 15% interest in the issued share capital of the Company through its another wholly-owned subsidiary Beijing Industrial Investment. BXLE is held as to 70% interest by BSAM, and BXLE Property Management is a wholly-owned subsidiary of BXLE, therefore, BXLE and BXLE Property Management are connected persons of the Company pursuant to the Listing Rules. Accordingly, the transactions contemplated under the 2026 Longfu Mansion Lease Agreement entered into between the Company and BXLE constitute a connected transaction of the Company, and the transactions contemplated under the 2026 Comprehensive Property Fee Agreement entered into between the Company and BXLE Property Management constitute continuing connected transactions of the Company, pursuant to the Listing Rules.

Pursuant to Rule 14A.81 of the Listing Rules, the value of the right-of-use asset under the 2026 Longfu Mansion Lease Agreement shall be aggregated with the proposed annual cap under the 2026 Comprehensive Property Fee Agreement. As the highest applicable percentage ratio for the 2026 Longfu Mansion Lease Agreement and the 2026 Comprehensive Property Fee Agreement exceeds 0.1% but is less than 5%, the 2026 Longfu Mansion Lease Agreement, the 2026 Comprehensive Property Fee Agreement and the transactions contemplated thereunder are subject to the reporting and announcement requirements, but are exempted from independent Shareholders' approval requirements pursuant to Chapter 14A of the Listing Rules.

DEFINITIONS

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

“2023 Longfu Mansion Lease Agreement”	the Longfu Mansion lease agreement entered into between the Company and BXLE on 29 December 2023, pursuant to which the Company agreed to lease the BXLE Office Premises from BXLE from 1 January 2024 to 30 June 2026 for office use
“2023 Property Service Agreement”	the property service fee agreement entered into between the Company and BXLE Property Management on 29 December 2023, pursuant to which BXLE Property Management agreed to provide the Company with property services in respect of the BXLE Office Premises from 1 January 2024 to 30 June 2026
“2026 Longfu Mansion Lease Agreement”	the Longfu Mansion lease agreement entered into between the Company and BXLE on 24 March 2026, pursuant to which the Company agreed to lease the BXLE Office Premises from BXLE from 1 July 2026 to 31 January 2029 for office use
“2026 Comprehensive Property Fee Agreement”	the comprehensive property fee agreement entered into between the Company and BXLE Property Management on 24 March 2026, pursuant to which, BXLE Property Management has agreed to provide property services to the Company for the BXLE Property Premises from 1 July 2026 to 31 January 2029
“Beijing Data Group”	北京數據集團有限公司 (Beijing Data Group Company Limited*), a wholly-owned subsidiary of BSAM, and the Controlling Shareholder of the Company
“Beijing Industrial Investment”	北京工業發展投資管理有限公司 (Beijing Industrial Developing Investment Management Co., Ltd.), a company established in the PRC with limited liability and is wholly owned by BSAM
“Board”	the board of directors
“BSAM”	北京市國有資產經營有限責任公司 (Beijing State-Owned Assets Management Corporation Limited*), a company established in the PRC, wholly-owned by the Beijing Municipal Government, and is a Controlling Shareholder of the Company
“BXLE”	北京新隆福文化投資有限公司 (Beijing Xinlongfu Cultural Investment Co., Ltd.*), a company incorporated in the PRC with limited liability and owned as to 70% by BSAM, thus a subsidiary of BSAM

“BXLE Office Premises”	the office premises located at the entire 5th floor of Longfu Mansion, No. 95 Longfusi Street, Dongcheng District, Beijing, the PRC
“BXLE Property Management”	北京新隆福物業管理有限公司 (Beijing Xinlongfu Property Management Co., Ltd.*), a company incorporated in the PRC with limited liability and wholly-owned by BXLE, thus an indirect subsidiary of BSAM
“Company”	首都信息發展股份有限公司 (Capinfo Company Limited*), a joint stock limited company established in the PRC with limited liability, whose overseas listed foreign share(s) of RMB1.00 each in its share capital are listed on the Main Board of the Stock Exchange (Stock code: 1075)
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Controlling Shareholder(s)”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Original Longfu Mansion Lease Agreement”	the lease agreement entered into between the Company and BXLE on 26 May 2021, pursuant to which the Company agreed to lease the BXLE Office Premises from BXLE from 1 June 2021 to 31 December 2023 for office use
“Original Property Service Agreement”	the property service fee agreement entered into between the Company and BXLE Property Management on 26 May 2021, pursuant to which BXLE Property Management agreed to provide the Company with property services in respect of the BXLE Office Premises from 1 June 2021 to 31 December 2023
“PRC” or “China”	the People’s Republic of China which, for the purpose of this announcement, excludes Hong Kong Special Administrative Region, the Macau Special Administrative Region and Taiwan

“RMB”	Renminbi, the lawful currency of the PRC
“Share(s)”	ordinary share(s) of RMB1.00 each in the share capital of the Company
“Shareholder(s)”	holder(s) of the Shares
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	percent

By order of the Board
CAPINFO COMPANY LIMITED*
Yu Donghui
Chairman

Beijing, the People’s Republic of China, 24 March 2026

As at the date of this announcement, the executive Director of the Company is Mr. Yu Donghui; the non-executive Directors of the Company are Ms. Yan Yi, Mr. Xin Shuangbai, Ms. Zhao Shujie, Mr. Wang Yuzheng and Mr. Hu Yong; the independent non-executive Directors of the Company are Mr. Gong Zhiqiang, Mr. Cheung, Wai Hung Boswell, Mr. Li Jianqiang and Mr. Zhou Jinglin; and the staff representative director of the Company is Ms. Zhu Chenlan.

* *for identification only*