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Anhui Conch Material Technology Co., Ltd.
安徽海螺材料科技股份有限公司
(A joint stock company incorporated in the People's Republic of China with limited liability)
(Stock Code: 02560)

DISCLOSEABLE TRANSACTION IN RELATION TO ACQUISITION OF LAND USE RIGHT

The Board is pleased to announce that on 15 May 2026, Maoming Conch (a wholly-owned subsidiary of the Company) succeeded in bidding for and acquiring the land use right of the Land located in Maoming in the PRC, which was offered for sale by the Maoming Municipal Natural Resources Bureau by way of public bidding, at a consideration of RMB45,200,000 through the public bidding process.

As the highest applicable percentage ratio calculated in accordance with Rule 14.07 of the Listing Rules in respect of the land acquisition is more than 5% but less than 25%, the land acquisition constitutes a disclosable transaction of the Company under Chapter 14 of the Listing Rules, and is subject to the requirements of notification and announcement under Chapter 14 of the Listing Rules, but is exempt from the circular and shareholders' approval requirements.

LAND ACQUISITION

On 15 May 2026, Maoming Conch (a wholly-owned subsidiary of the Company) succeeded in bidding for and acquiring the land use right of the Land located in Maoming in the PRC, which was offered for sale by the Maoming Municipal Natural Resources Bureau by way of public bidding, at a consideration of RMB45,200,000 through the public bidding process.

The Land Transfer Confirmation was entered into between the Maoming City Public Resources Trading Centre (responsible for the open listing tender procedure of the Land) and Maoming Conch on 15 May 2026. Maoming Conch will enter into a Land Use Right Grant Contract with the Maoming Municipal Natural Resources Bureau in accordance with the requirements of the public bidding process for the Land, which is expected to be completed on or before 31 May 2026.

CONSIDERATION AND PAYMENT

The consideration for the Land is RMB45,200,000, as determined by the successful bid result under the public bidding process conducted in accordance with the relevant PRC laws and regulations. The consideration represents the bid price submitted by Maoming Conch through the bidding process, and is determined after taking into account the starting bid price, prevailing market conditions, the location of the Land and the land prices in the surrounding areas.

Maoming Conch has paid a bid deposit of RMB9,040,000 to Maoming City Public Resources Trading Centre in accordance with the regulations for public tenders. The bid deposit will be applied towards part of the consideration for the Land Acquisition. The remaining balance of RMB36,160,000 shall be paid within 30 days from the date of signing the Land Use Right Grant Contract.

THE LAND

The Land is located in the Western Zone of Maoming High-tech Industrial Development Zone includes three land parcels, covering a land area of 78,667 square metres. The land is designated for industrial use with a grant period of 50 years.

REASONS FOR AND BENEFITS ARISING FROM THE LAND ACQUISITION

This land acquisition will be used for the planning and construction of the production plant of Maoming Conch, which will help the Company optimize its national industrial layout, expand production capacity, move closer to downstream markets in South China, effectively shorten transportation radius, reduce logistics and operating costs, enhance regional market responsiveness and market share, further strengthen the Company's overall operational strength and sustainable development capability, and align with the Company's long-term strategic development plan and the overall interests of all shareholders.

In light of the above, the Directors are of the view that the terms and conditions of the Land Acquisition (including the consideration payable for the Land Acquisition) are entered into on normal commercial terms, fair and reasonable, and are in the interests of the Company and its shareholders as a whole.

INFORMATION ABOUT THE PARTIES TO THE LAND ACQUISITION

The Group is a fine chemical materials supplier which produces and sells cement admixture, concrete admixture and their respective upstream raw materials.

Maoming Conch is a limited liability company incorporated in the PRC and wholly-owned by the Company. Its principal business activities are production and sale of polyether monomer series, alkanolamine series, and new epoxy-derived fine chemical materials.

The Maoming Municipal Natural Resources Bureau is a government authority.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, as at the date of this announcement, the Maoming Municipal Natural Resources Bureau and its ultimate beneficial owners are third parties independent of the Company and its connected persons (as defined under the Listing Rules).

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratio calculated in accordance with Rule 14.07 of the Listing Rules in respect of the land acquisition is more than 5% but less than 25%, the land acquisition constitutes a disclosable transaction of the Company under Chapter 14 of the Listing Rules, and is subject to the requirements of notification and announcement under Chapter 14 of the Listing Rules, but is exempt from the circular and shareholders' approval requirements.

DEFINITIONS

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

"Board"	the board of Directors of the Company
"Company"	Anhui Conch Material Technology Co., Ltd. (安徽海螺材料科技股份有限公司), a joint stock limited liability company established under the laws of the PRC, the H shares of which are listed on the Main Board of the Stock Exchange (stock code: 2560)
"connected person(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" or "HK"	the Hong Kong Special Administrative Region of the People's Republic of China

"Maoming Conch"	Maoming Conch Material Technology Company Limited, a limited liability company incorporated in the PRC, wholly-owned directly by the Company
"Land"	These three land parcels are located in the Western Zone of Maoming High-tech Industrial Development Zone
"Land Acquisition"	the acquisition of the Land Use Right in respect of the Land
"Land Transfer Confirmation"	Maoming City Public Resources Trading Centre and Maoming Conch entered into a confirmation dated 15 May 2026, confirming the successful bid for the Land
"Land Use Right Grant Contract"	the state-owned construction land use right grant contract to be entered into between Maoming Conch and Maoming Municipal Natural Resources Bureau on or before 31 May 2026
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"PRC" or "China"	the People's Republic of China, excluding for the purposes of this announcement only, Hong Kong, the Macau Special Administrative Region and Taiwan
"RMB"	Renminbi, the lawful currency of the PRC
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"sq.m."	square metres

By order of the Board
Anhui Conch Material Technology Co., Ltd.
Ding Feng
Chairman of the Board and non-executive Director

Anhui Province, the People's Republic of China
15 May 2026

As at the date of publication of this announcement, the Board comprises Mr. Ding Feng as the Chairman of the Board and non-executive Director; Mr. Chen Feng and Mr. Bai Lin as executive Directors; Mr. Feng Fangbo, Mr. Zhao Hongyi, Mr. Jin Feng and Mr. Fan Haibin as non-executive Directors; and Mr. Li Jiang, Mr. Chen Jiemiao, Ms. Xu Xu and Ms. Zeng Xiangfei as independent non-executive Directors.