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CHINA PROPERTIES INVESTMENT HOLDINGS LIMITED
中國置業投資控股有限公司*

(Incorporated in Bermuda with limited liability)
(Stock Code: 736)

VOLUNTARY ANNOUNCEMENT
MEMORANDUM OFUNDERSTANDING
RELATING TO AI BUSINESS

The announcement is made by China Properties Investment Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") on a voluntary basis to inform the shareholders and potential investors of the Company of the latest business development of the Group.

MEMORANDUM OF UNDERSTANDING

The board (the "**Board**") of directors of the Company (the "**Director(s)**") announced that, on 8 June 2026 (after trading hours), the Company and 中標誠（上海）科技有限公司 (Zhong Biao Cheng (Shanghai) Technology Company Limited*) ("**Zhong Biao Cheng**") entered into a non-legally binding memorandum of understanding (the "**MOU**") with respect to possible cooperation (the "**Possible Cooperation**") on the development of artificial intelligence ("**AI**") related businesses.

Key cooperation under the MOU

Under the MOU, the Company and Zhong Biao Cheng agreed to conduct an in-depth study on the feasibility of existing and future business cooperation on products and businesses (including but not limited to, AI customer management, enterprise AI applications, and AI development).

The Possible Cooperation is subject to the entering into of definitive agreement.

Term

The MOU shall come into effect on the date of signing and shall remain in force for 3 years.

INFORMATION OF THE PARTIES UNDER THE MOU

Information of the Company

The principal businesses of the Group are property investment and money lending.

Information of Zhong Biao Cheng

Zhong Biao Cheng is a company established in the PRC with limited liability. As at the date of this announcement, it is principally engaged in the provision of one-stop diversified services through its multiple self-developed business application systems to enterprises in the PRC. It has also been developing AI systems to provide enterprises with AI integrated application services.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, Zhong Biao Cheng and its ultimate beneficial owner(s) are third parties independent of and not connected with the Company and its connected persons (as defined in the Rules Governing the Listing of Securities on Main Board of The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")).

REASONS FOR AND BENEFITS OF ENTERING INTO THE MOU

In view of the rapid development of AI, it is expected that through the MOU, the Group can explore and may tap into businesses relating to AI, and if the Possible Cooperation is materialised, it may provide additional revenue stream to the Group.

As such, the Board is of the view that the entering into the MOU is in the interests of the Company and its shareholders as a whole.

GENERAL

Shareholders and potential investors of the Company should note that the MOU only sets out the intention of the parties thereunder in relation to the Possible Cooperation and the MOU is not legally binding and creates no legal obligations on the parties. In the event that legally binding definitive agreement is agreed and/or signed, further announcement(s) will be made by the Company in compliance with the Listing Rules as and when appropriate.

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

By order of the Board
China Properties Investment Holdings Limited
Han Wei
Chairman

Hong Kong, 8 June 2026

As at the date of this announcement, the executive Directors are Mr. Han Wei, Mr. Au Tat On and Mr. Wang Linbo and the independent non-executive Directors are Mr. Tang Yiu Kay, Ms. Cao Jie Min and Mr. Liang Kuo-Chieh.

In case of inconsistency, the English text of this announcement shall prevail over the Chinese text.

** for identification purpose only*