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Changjiu Holdings Limited
长久股份有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6959)

**CONNECTED TRANSACTION
AMENDMENT AGREEMENT
IN RESPECT OF THE PROPERTY LEASE AND COMPREHENSIVE
SERVICE AGREEMENT**

Reference is made to the announcements of the Company dated 31 October 2025 and 21 November 2025 in relation to the connected transaction and continuing connected transaction contemplated under the Property Lease and Comprehensive Service Agreement (the “**Announcements**”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcements.

THE AMENDMENT AGREEMENT

The Board announces that on 15 June 2026, Changjiu Industrial as lessor and Shanghai Bozhong, Changjiu Jinfu and Changjiu Interconnect as Lessee entered into the Amendment Agreement, pursuant to which the parties agreed to, (i) extension of the term of lease of the Property and provision of Comprehensive Services to 31 December 2028; (ii) termination of leasing the east side of the first floor of Logistics Building of the Property (the “**Excluded Area**”) from 15 June 2026 to 31 December 2028; and (iii) Rent concession on the Excluded Area from 15 May 2026 to 14 June 2026. Save for the above changes, other terms of the Property Lease and Comprehensive Service Agreement remain unchanged.

For any avoidance of doubt, the term of the staff canteen services under the Property Lease and Comprehensive Service Agreement in relation to the continuing connected transaction has expired on 31 December 2025.

LISTING RULES IMPLICATIONS

As at the date of this announcement, Changjiu Industrial is a 30% controlled company (within the meaning of the Listing Rules) of Mr. Bo, a Director and Controlling Shareholder of the Company. Changjiu Industrial is considered an associate of Mr. Bo and a connected person of the Company and the entering into the Amendment Agreement constitutes a connected transaction of the Company.

Pursuant to the note to Rule 14A.35 of the Listing Rules, if there is any material variation of the terms or material delay in the completion of a connected transaction, the issuer must announce this fact as soon as practicable and re-comply with other applicable provisions under the Listing Rules.

In accordance with HKFRS 16 “Leases”, the Group will re-measure the carrying amounts of the right-of-use asset and related lease liability on its consolidated statement of financial position in connection with the Amendment Agreement to reflect this lease modification. The modified lease liability is calculated as the present value of the remaining aggregated lease payments to be made by the Group. The present value is calculated by using a discount rate which is equivalent to the Lessee’s incremental borrowing rate at the effective date of the Amendment Agreement (i.e. the date of the Amendment Agreement). At the effective date of the Amendment Agreement, the Group will recognise the net increase of the carrying amount of the lease liability after the modification as an adjustment to the cost of right-of-use asset of approximately RMB13,528,260. The adjusted total cost of the right-of-use asset in respect of the Property Lease and Comprehensive Service Agreement as amended and supplemented by the Amendment Agreement amounts to RMB17,788,149 as at the date of this announcement.

As one or more of the applicable percentage ratios (as defined in the Listing Rules) in respect of the Property Lease and Comprehensive Service Agreement as amended and supplemented by the Amendment Agreement are more than 0.1% but all of the applicable percentage ratios are less than 5%, the entering into of the Amendment Agreement and the transactions contemplated thereunder are only subject to the reporting and announcement requirements, but is exempt from circular (including independent financial advice) and independent shareholders’ approval requirements under Chapter 14A of the Listing Rules.

THE AMENDMENT AGREEMENT

The major terms of the Amendment Agreement are as follows:

Date: 15 June 2026

Parties:

- (i) Changjiu Industrial (as lessor)
- (ii) Shanghai Bozhong (as Lessee)
- (iii) Changjiu Jinfu (as Lessee)
- (iv) Changjiu Interconnect (as Lessee)

Subject Matter: The terms of the Property Lease and Comprehensive Service Agreement are amended and supplemented as follows:

(i) Extension of Lease Term

The term of lease and provision of Comprehensive Services shall be extended from 31 December 2026 to 31 December 2028.

(ii) Termination of Lease of Excluded Area

The Lessee shall terminate the leasing of the Excluded Area (being east side of the first floor of Logistics Building of the Property) from 15 June 2026 to 31 December 2028.

The total leasing area of the Property shall be as follows:

- (i) a total gross floor area of 3,720.17 sq.m. from 1 January 2025 to 30 June 2025 and from 15 June 2026 to 31 December 2028; and
- (ii) a total gross floor area of 3,995.17 sq.m. from 1 July 2025 to 14 June 2026.

(iii) Rent Concession

The lessor shall waive the Rent payable by the Lessee on the Excluded Area from 15 May 2026 to 14 June 2026.

Save for the above changes, other terms of the Property Lease and Comprehensive Service Agreement remain unchanged.

For any avoidance of doubt, the term of the staff canteen services under the Property Lease and Comprehensive Service Agreement in relation to the continuing connected transaction has expired on 31 December 2025.

REASONS FOR AND BENEFITS OF THE AMENDMENT AGREEMENT

The Property has been used by the Group as its office premises for long time. The Directors intend to continue using the Property as the Group's office for an extended period until 31 December 2028. Having regard to the prime location of the Property, the rentals and fees of management services of comparable office premises in the vicinity of the Property, renovation and associated costs which the Company may incur if it moves out of the Property, the Directors consider that it is desirable and in the interests of the Company and the Shareholders as a whole to continue using the Property as office premises.

Due to decrease in number of staff in line with the business plan of the Group and to reduce the operating costs in order to cope with the challenging business environment, the Company terminated the leasing of the Excluded Area (being east side of the first floor of Logistics Building of the Property).

In view of the above, the Directors (including the independent non-executive Directors) are of the view that the entering into of the Amendment Agreement is conducted in the ordinary and usual course of business of the Group and on normal commercial terms, and the terms of the Amendment Agreement are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

ABSTAIN FROM VOTING

Mr. Bo and Ms. Li have abstained from voting on the board resolutions approving the Amendment Agreement and the transactions contemplated thereunder as each of Mr. Bo and Ms. Li is considered to have a material interest in the resolutions by virtue of his or her shareholding interests in Changjiu Industrial.

INFORMATION ABOUT THE COMPANY, LESSEE AND CHANGJIU INDUSTRIAL

The Group

The Group is principally engaged in provision of pledged automobile monitoring services, automobile dealership operation management services and new automobile circulation services in the PRC.

Shanghai Bozhong

Shanghai Bozhong is a company incorporated in the PRC with limited liability and an indirect wholly-owned subsidiary of the Company, which is principally engaged in automobile dealerships operation management services.

Changjiu Jinfu

Changjiu Jinfu is a company incorporated in the PRC with limited liability and an indirect wholly-owned subsidiary of the Company, which is principally engaged in pledged vehicle monitoring services.

Changjiu Interconnect

Changjiu Interconnect is a company incorporated in the PRC with limited liability and an indirect wholly-owned subsidiary of the Company, which is principally engaged in new automobile circulation services.

Changjiu Industrial

Changjiu Industrial is incorporated in the PRC with limited liability, which is principally engaged in (i) automobile sales and distribution, including whole vehicle sales, used vehicle brokerage, automobile leasing and automobile insurance sales; (ii) automobile transportation; and (iii) vehicle manufacturing, including center mounted axle trailers and commercial vehicles manufacturing.

LISTING RULES IMPLICATIONS

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Pursuant to the note to Rule 14A.35 of the Listing Rules, if there is any material variation of the terms or material delay in the completion of a connected transaction, the issuer must announce this fact as soon as practicable and re-comply with other applicable provisions under the Listing Rules.

In accordance with HKFRS 16 “Leases”, the Group will re-measure the carrying amounts of the right-of-use asset and related lease liability on its consolidated statement of financial position in connection with the Amendment Agreement to reflect this lease modification. The modified lease liability is calculated as the present value of the remaining aggregated lease payments to be made by the Group. The present value is calculated by using a discount rate which is equivalent to the Lessee’s incremental borrowing rate at the effective date of the Amendment Agreement (i.e. the date of the Amendment Agreement). At the effective date of the Amendment Agreement, the Group will recognise the net increase of the carrying amount of the lease liability after the modification as an adjustment to the cost of right-of-use asset of

approximately RMB13,528,260. The adjusted total cost of the right-of-use asset in respect of the Property Lease and Comprehensive Service Agreement as amended and supplemented by the Amendment Agreement amounts to RMB17,788,149 as at the date of this announcement.

As one or more of the applicable percentage ratios (as defined in the Listing Rules) in respect of the Property Lease and Comprehensive Service Agreement as amended and supplemented by the Amendment Agreement are more than 0.1% but all of the applicable percentage ratios are less than 5%, the entering into of the Amendment Agreement and the transactions contemplated thereunder are only subject to the reporting and announcement requirements, but is exempt from circular (including independent financial advice) and independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

DEFINITIONS

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

“Amendment Agreement”	the amendment agreement dated 15 June 2026 entered into between Changjiu Industrial as lessor and Shanghai Bozhong, Changjiu Jinfu and Changjiu Interconnect as Lessee to amend the terms and conditions stipulated under the Property Lease and Comprehensive Service Agreement
“associate(s)”	has the meaning ascribed to it under the Listing Rules
“Board”	the board of the Directors
“Changjiu Industrial”	Jilin Changjiu Industrial Group Co., Ltd. (吉林省長久實業集團有限公司), a company incorporated in the PRC with limited liability owned as to approximately 82.46% by Mr. Bo and approximately 17.54% by Ms. Li
“Changjiu Interconnect”	Beijing Changjiu Interconnect Technology Co., Ltd. (北京長久互聯科技有限公司), a company incorporated in the PRC with limited liability and an indirect wholly-owned subsidiary of the Company
“Changjiu Jinfu”	Changjiu Jinfu Enterprise Management Consultation (Shenzhen) Co., Ltd. (長久金孚企業管理諮詢(深圳)有限公司), a company incorporated in the PRC with limited liability and an indirect wholly-owned subsidiary of the Company

“Company”	Changjiu Holdings Limited, a company incorporated in the Cayman Islands with limited liability, the Shares of which are listed on the Main Board of the Stock Exchange
“Comprehensive Service”	Property management, security and cleaning, IT and shuttle bus services to be provided by Changjiu Industrial to the Lessee
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Controlling Shareholder”	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 PRC
“Lessee”	collectively, Shanghai Bozhong, Changjiu Jinfu and Changjiu Interconnect
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Mr. Bo”	Mr. Bo Shijiu (薄世久), an executive Director and the Controlling Shareholder of the Company
“Ms. Li”	Ms. Li Guiping (李桂屏), an executive Director and substantial shareholder of the Company
“PRC”	the People’s Republic of China
“Property Lease and Comprehensive Service Agreement”	the property lease and comprehensive service agreement dated 1 January 2025 entered into between Changjiu Industrial as lessor and Shanghai Bozhong, Changjiu Jinfu and Changjiu Interconnect as Lessee
“Rent”	rent payable by the Lessee to Changjiu Industrial under the Property Lease and Comprehensive Service Agreement for the lease of Property
“RMB”	Renminbi, the lawful currency of the PRC

“Shanghai Bozhong”

Shanghai Bozhong Digital Technology Co., Ltd. (上海鉑中數字科技有限公司), a company incorporated in the PRC with limited liability and an indirect wholly-owned subsidiary of the Company

“Stock Exchange”

The Stock Exchange of Hong Kong Limited

By Order of the Board
Changjiu Holdings Limited
Ms. Li Guiping

Chairwoman of the Board and Executive Director

Hong Kong, 15 June 2026

As at the date of this announcement, the Board comprises Ms. Li Guiping and Mr. Bo Shijiu as executive Directors, and Mr. Shen Jinjun, Mr. Dong Yang, and Mr. Wang Fukuan as independent non-executive Directors.