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海通恒信國際融資租賃股份有限公司
Haitong Unitrust International Financial Leasing Co., Ltd.

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

(Stock Code: 1905)

DISCLOSEABLE TRANSACTION
FINANCE LEASE ARRANGEMENTS

The Board hereby announces that on June 24, 2026, the Company (as the Lessor) entered into the Finance Lease Contracts with the Lessees, pursuant to which (i) the Lessor agreed to purchase the Leased Items of the Transaction at a total consideration of RMB500,000,000.00, and (ii) the Lessor agreed to lease the Leased Items of the Transaction to the Lessees with a lease period of 60 months (the "**Transaction**").

According to Chapter 14 of the Listing Rules, as the highest applicable percentage ratio of the Transaction is higher than 5% but lower than 25%, the Transaction constitutes a discloseable transaction of the Company and is subject to the announcement requirement, but is exempt from the shareholders' approval requirement under Chapter 14 of the Listing Rules.

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FINANCE LEASE CONTRACTS

Details of the Finance Lease Contracts are summarised as follows:

Date

June 24, 2026

Parties

"Lessor": the Company

"Lessees": Tibet Urban Development and Investment Co., Ltd.* (西藏城市發展投資股份有限公司) (Lessee 1) and Quanzhou Shangshi Real Estate Co., Ltd.*(泉州市上實置業有限公司) (Lessee 2, together with Lessee 1 as co-Lessees)

Leased Items

The Leased Items of the Transaction are (i) Lessee 1's certain equipment and facilities located in the PRC; and (ii) Lessee 2's equipment and facilities located in the phase 2 of C-3-1 plot, and the commercial portion of C-3-2 plot of Donghai Zutuan, Quanzhou City, Fujian Province, the PRC. The purchase price of the Leased Items of the Transaction is in aggregate RMB500,000,000.00. The Lessees do not separately calculate the profits before and after tax of the Leased Items of the Transaction.

Lease Period

60 months

Amount and Basis of Lease Payment

Pursuant to the Finance Lease Contracts, the Lessor agreed to lease the Leased Items of the Transaction to the Lessees. The lease payments, including value-added taxes, are calculated and paid in RMB, and comprised of lease principal and lease interest. The lease principal is RMB500,000,000.00 in total. The total amount of the lease interest for the lease period is approximately RMB34,885,416.66. The lease principal and the lease interest shall be settled by the Lessees every six months from the first instalment of the lease payment until the last instalment of the lease payment.

Each Lessee agrees that, regardless of which party actually possesses the Leased Items of the Transaction, and regardless of how the Lessees allocate their internal rights and obligations (including but not limited to the allocation of possession, use and income of the Leased Items of the Transaction, the allocation of the financing funds, and the allocation of lease payment obligations), it shall not affect the recognition and validity of the finance lease legal relationship between any Lessee and the Lessor. Each Lessee shall be jointly liable to the Lessor for all obligations under the Finance Lease Contracts, including but not limited to rent payments. The Lessor shall have the right to require any Lessee to perform all obligations and liabilities of the Lessees under the Finance Lease Contracts.

The terms of the Finance Lease Contracts, including the purchase consideration for the Leased Items of the Transaction, lease principals, lease interest and other expenses under the Finance Lease Contracts were determined upon arm's length negotiation between the Lessees and the Lessor with reference to the purchase price of the Leased Items of the Transaction and the prevailing market prices of the same category of finance lease products in the PRC.

Ownership and Risks of Leased Items of the Transaction

Ownership of the Leased Items of the Transaction shall belong to the Lessor. Pursuant to the Finance Lease Contracts, whether before or after the signing of the Finance Lease Contracts, their risks shall be borne by the Lessees as all the costs arising from the damage or loss of the Leased Items of the Transaction shall be solely undertaken by the Lessees regardless of whether the Lessee is in possession of the Leased Items of the Transaction. The Lessees shall not revoke the Finance

Lease Contracts for reason of such damage or loss and its obligation of lease payment and all other obligations under the Financial Lease Contract shall remain unchanged. As of the last day of the lease period, if the Lessees have no breach of contract or the breach is fully remedied, the Lessees may exercise the right to purchase, renew or return the Leased Items of the Transaction in accordance with the Finance Lease Contracts. If the Lessees choose to purchase the Leased Items of the Transaction, the purchase price for each of the leased items under the Finance Lease Contracts will be RMB100.

Pledge

Shanghai Northern Enterprise (Group) Co., Ltd.* (上海北方企業(集團)有限公司) shall provide joint liability guarantee in respect of the debt owed by the Lessees under the Finance Lease Contracts.

REASONS FOR AND BENEFITS OF ENTERING INTO THE FINANCE LEASE CONTRACTS

The Directors (including the independent non-executive Directors) consider that the terms of the Finance Lease Contracts are fair and reasonable and are in the interest of the Company and the Shareholders as a whole. The Finance Lease Contracts is entered into by the Company in its ordinary and usual course of business. Entering into the Finance Lease Contracts with the Lessees is beneficial to the Company by increasing its income from finance lease business, and it is consistent with the Company's business development strategy and will have no material adverse impact on the operations and financial position of the Group.

INFORMATION OF THE PARTIES

Information about the Company

The Company is principally engaged in the provision of financing services, advisory services and other services to its customers under finance lease arrangements, operating lease arrangements and others.

Information about the Lessees and related parties

Lessee 1 is a joint stock company incorporated in the PRC, the shares of which are listed on the Shanghai Stock Exchange (stock code: 600773), and is principally engaged in investment in mining, finance and industrial sectors; sales of building materials; and construction engineering consultancy.

Lessee 2 is a limited liability company incorporated in the PRC and is principally engaged in real estate development and operation; property management; and hotel management. Lessee 2 is a wholly-owned subsidiary of Lessee 1.

Shanghai Northern Enterprise (Group) Co., Ltd. is a limited liability company incorporated in the PRC and is principally engaged in real estate development and operation; real estate consultancy services; property management; and corporate investment and asset management. As at the date of this announcement, Shanghai Northern Enterprise (Group) Co., Ltd., being the controlling shareholder of Lessee 1, holds 41.15% of its equity interest. Shanghai Northern Enterprise (Group) Co., Ltd. is wholly-owned by State-owned Assets Supervision and Administration Commission of Jing'an District, Shanghai (Collective Assets Supervision and Administration Commission of Jing'an District, Shanghai)* (上海市靜安區國有資產監督管理委員會 (上海市靜安區集體資產監督管理委員會)).

As at the date of this announcement, to the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, Lessee 1, Lessee 2, Shanghai Northern Enterprise (Group) Co., Ltd. and their ultimate beneficial owners are all third parties independent of the Company and its connected persons.

IMPLICATIONS UNDER THE LISTING RULES

According to Chapter 14 of the Listing Rules, as the highest applicable percentage ratio of the Transaction is higher than 5% but lower than 25%, the Transaction constitutes a discloseable transaction of the Company and is subject to the announcement requirement, but is exempt from the shareholders' approval requirement under Chapter 14 of the Listing Rules.

DEFINITIONS

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

"Board"	the board of Directors of the Company
"Company"	Haitong Unitrust International Financial Leasing Co., Ltd. (海通恆信國際融資租賃股份有限公司), a joint stock company incorporated in the PRC with limited liability and listed on the Main Board of the Stock Exchange
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company
"Finance Lease Contracts"	the 2 finance leaseback contracts entered into between the Lessor and the Lessees, on June 24, 2026 in relation to the Leased Items of the Transaction
"Group"	the Company and its subsidiaries

"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Leased Items of the Transaction"	(i) Lessee 1's certain equipment and facilities located in the PRC; and (ii) Lessee 2's equipment and facilities located in the phase 2 of C-3-1 plot, and the commercial portion of C-3-2 plot of Donghai Zutuan, Quanzhou City, Fujian Province, the PRC
"Lessee 1"	Tibet Urban Development and Investment Co., Ltd.* (西藏城市發展投資股份有限公司)
"Lessee 2"	Quanzhou Shangshi Real Estate Co., Ltd.* (泉州市上實置業有限公司)
"Lessees"	collectively, Lessee 1 and Lessee 2
"Lessor"	the Company
"Listing Rules"	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
"PRC"	the People's Republic of China
"RMB" or "Renminbi"	Renminbi, the lawful currency of the PRC
"Shareholder(s)"	shareholders of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"%"	percentage

By order of the Board
Haitong Unitrust International Financial Leasing Co., Ltd.
MAO Yuxing
Chairman

Shanghai, the PRC
June 24, 2026

As at the date of this announcement, the Chairman and executive director of the Company is Mr. MAO Yuxing; the executive director is Ms. ZHOU Jianli; the non-executive directors are Ms. ZHENG Huan, Mr. LU Tong, Mr. DONG Boyang and Mr. AO Qishun; the employee director is Ms. WU Jian; and the independent non-executive directors are Mr. YAO Feng, Mr. ZENG Qingsheng, Mr. WU Yat Wai and Mr. YAN Lixin.

* *For identification purposes only*