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天安中國投資有限公司

TIAN AN CHINA INVESTMENTS COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 28)

DISCLOSEABLE TRANSACTION
PROVISION OF FINANCIAL ASSISTANCE

PROVISION OF THE 2026 SHAREHOLDERS' LOAN

On 29th June, 2026, the Company and Shum Yip Terra, as shareholders of TA Cyberpark (a direct 50%-owned joint venture of the Company), by way of shareholders' resolutions, resolved to make available to TA Cyberpark the 2026 Shareholders' Loan in proportion to their equity interest in TA Cyberpark for a term of three years, out of which the 2026 TACI Shareholder's Loan in the amount of RMB95,000,000 (equivalent to approximately HK$109,195,000) shall be made available by the Company.

PROVISION OF THE EXISTING SHAREHOLDER'S LOAN

Prior to the provision of the 2026 Shareholders' Loan, on 29th December, 2025, the Company and TA Cyberpark entered into the Framework Memorandum, pursuant to which the Company agreed to make available (by itself or its subsidiaries) to TA Cyberpark or its subsidiaries the Existing Shareholder's Loan in the amount up to RMB220,000,000 (equivalent to approximately HK$252,874,000).

LISTING RULES IMPLICATIONS

As none of the relevant Percentage Ratios in respect of each of the Existing Shareholder's Loan and the 2026 TACI Shareholder's Loan on a standalone basis exceeds 5%, each of the Existing Shareholder's Loan and the 2026 TACI Shareholder's Loan on a standalone basis does not constitute a notifiable transaction and is not subject to disclosure requirements under Chapter 14 of the Listing Rules for the Company.

As one of the relevant Percentage Ratios in respect of the provision of the 2026 TACI Shareholder's Loan, when aggregated with the Existing Shareholder's Loan in accordance with Rule 14.22 of the Listing Rules, exceeds 5% but is less than 25%, the provision of the 2026 TACI Shareholder's Loan and the Existing Shareholder's Loan constitute a discloseable transaction for the Company and are subject to reporting and announcement requirements but exempt from circular and Shareholders' approval requirements under Chapter 14 of the Listing Rules.

PROVISION OF THE 2026 SHAREHOLDERS' LOAN

On 29th June, 2026, the Company and Shum Yip Terra, as shareholders of TA Cyberpark (a direct 50%-owned joint venture of the Company), by way of shareholders' resolutions, resolved to make available to TA Cyberpark the 2026 Shareholders' Loan in proportion to their equity interest in TA Cyberpark for a term of three years, out of which the 2026 TACI Shareholder's Loan in the amount of RMB95,000,000 (equivalent to approximately HK$109,195,000) shall be made available by the Company.

The principal terms of the 2026 Shareholders' Loan are as follows:

Date:	29th June, 2026
Parties:	(i) the Company (ii) Shum Yip Terra (iii) TA Cyberpark
Principal amount:	RMB190,000,000 (equivalent to approximately HK$218,390,000), out of which each of the Company and Shum Yip Terra shall make available the amount of RMB95,000,000 (equivalent to approximately HK$109,195,000) in proportion to their equity interest in TA Cyberpark
Interest rate:	3% per annum
Purpose:	General working capital of TA Cyberpark
Maturity Date:	The principal amount, together with any unpaid accrued interest of the 2026 Shareholders' Loan, shall be repayable on the date falling three years after the drawdown date

As at the date of this announcement, the 2026 Shareholders' Loan has not been drawn down and will be funded by the internal resources of the Group and Shum Yip Terra in proportion to their equity interest in TA Cyberpark.

The terms of the 2026 Shareholders' Loan, including the interest rate, were determined after arm's length negotiation among the Company, Shum Yip Terra and TA Cyberpark having taken into account the prevailing market interest rates, the tenor of the 2026 Shareholders' Loan, the working capital needs of TA Cyberpark and the respective equity interest of the Company and Shum Yip Terra in TA Cyberpark.

PROVISION OF THE EXISTING SHAREHOLDER'S LOAN

Prior to the provision of the 2026 Shareholders' Loan, on 29th December, 2025, the Company and TA Cyberpark entered into the Framework Memorandum, pursuant to which the Company agreed to make available (by itself or its subsidiaries) to TA Cyberpark or its subsidiaries the Existing Shareholder's Loan in the amount up to RMB220,000,000 (equivalent to approximately HK$252,874,000), the principal terms of which are as follows:

Date:	29th December, 2025
Parties:	(i) the Company (ii) TA Cyberpark
Principal amounts and interest rates:	The first tranche of the loan principal in the amount of RMB130,000,000 (equivalent to approximately HK$149,426,000), shall bear the interest rate of 4.5% per annum The second tranche of the loan principal in the amount of RMB90,000,000 (equivalent to approximately HK$103,448,000), shall bear the interest rate of 5.5% per annum
Purpose:	General working capital of TA Cyberpark
Drawdown period:	The Existing Shareholder's Loan is available for drawdown on or before 31st December, 2026
Maturity Date:	The principal amounts, together with any unpaid accrued interest of the Existing Shareholder's Loan, shall be repaid on or before 31st December, 2026

As at the date of this announcement, the Existing Shareholder's Loan has been drawn down and was funded by the internal resources of the Group.

The terms of the Existing Shareholder's Loan, including the interest rates, were determined after arm's length negotiation between the Company and TA Cyberpark having taken into account the prevailing market interest rates, the tenor of the Existing Shareholder's Loan and the working capital needs of TA Cyberpark.

REASONS FOR AND BENEFITS OF PROVISION OF THE 2026 TACI SHAREHOLDER'S LOAN AND THE EXISTING SHAREHOLDER'S LOAN

Having considered the working capital needs of TA Cyberpark, the 2026 TACI Shareholder's Loan will facilitate the business development of TA Cyberpark as a whole by meeting the general working capital needs relating to the property development projects undertaken by TA Cyberpark, in which the Company has a 50% equity interest. Furthermore, the responsibility for meeting such financial needs will be shared equally by Shum Yip Terra, which has also made available to TA Cyberpark its portion of the 2026 Shareholders' Loan in the amount of RMB95,000,000 (equivalent to approximately HK$109,195,000).

Similarly, the provision of the Existing Shareholder's Loan provided working capital to TA Cyberpark for its operations.

The terms of the 2026 Shareholders' Loan and the Existing Shareholder's Loan, including the interest rates, were determined after arm's length negotiation among the relevant parties thereto. Furthermore, as the provision of the 2026 TACI Shareholder's Loan and the Existing Shareholder's Loan will bring interest income to the Company, the Directors are of the view that the provision of the 2026 TACI Shareholder's Loan and the Existing Shareholder's Loan are entered into on normal commercial terms, and are fair and reasonable and in the interests of both the Company and the Shareholders as a whole.

INFORMATION RELATING TO THE COMPANY, SHUM YIP TERRA AND TA CYBERPARK

1. The Company

The Company is a company incorporated in Hong Kong with limited liability, and the shares of which are listed on the main board of the Stock Exchange.

The principal business activity of the Company is investment holding. The Group is engaged principally in (i) the development and investment of residential, office and commercial properties; (ii) property management; (iii) investment and operation of hospitals, eldercare and health related businesses in Mainland China; and (iv) property investment and property management in Hong Kong, China.

2. Shum Yip Terra

To the best knowledge, information and belief of the Directors having made all reasonable enquiries, and with reference to the 2025 annual report of Shenzhen Investment and according to the latest published record in the register kept under Section 336 of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong), Shum Yip Terra is a company established in China with limited liability which in turn is beneficially owned as to approximately 75.05% by Shenzhen

Investment, a listed company in Hong Kong (Stock Code: 604) which in turn is beneficially owned as to approximately 56.87% by 深業集團有限公司 (Shum Yip Group Limited*) via its interest in its subsidiaries.

The principal business activity of Shum Yip Terra is property investment and development.

3. TA Cyberpark

TA Cyberpark is a company established in China with limited liability and a joint venture directly owned as to 50% by the Company and 50% by Shum Yip Terra.

The principal business activities of TA Cyberpark are property development and investment, and investment holding.

To the best knowledge, information and belief of the Directors having made all reasonable enquiries, save for (i) the 50% equity interest Shum Yip Terra holds in TA Cyberpark; and (ii) the 50% equity interest the Company holds in TA Cyberpark, Shum Yip Terra, its ultimate beneficial owner(s), TA Cyberpark and its other ultimate beneficial owner(s) are all third parties independent of the Company and its connected persons.

LISTING RULES IMPLICATIONS

As none of the relevant Percentage Ratios in respect of each of the Existing Shareholder's Loan and the 2026 TACI Shareholder's Loan on a standalone basis exceeds 5%, each of the Existing Shareholder's Loan and the 2026 TACI Shareholder's Loan on a standalone basis does not constitute a notifiable transaction and is not subject to disclosure requirements under Chapter 14 of the Listing Rules for the Company.

As one of the relevant Percentage Ratios in respect of the provision of the 2026 TACI Shareholder's Loan, when aggregated with the Existing Shareholder's Loan in accordance with Rule 14.22 of the Listing Rules, exceeds 5% but is less than 25%, the provision of the 2026 TACI Shareholder's Loan and the Existing Shareholder's Loan constitute a discloseable transaction for the Company and are subject to reporting and announcement requirements but exempt from circular and Shareholders' approval requirements under Chapter 14 of the Listing Rules.

"2026 Shareholders' Loan"	the loan in an amount of RMB190,000,000 (equivalent to approximately HK$218,390,000) to be made available by the Company and Shum Yip Terra to TA Cyberpark in proportion to their equity interest in TA Cyberpark by way of shareholders' resolutions
"2026 TACI Shareholder's Loan"	the loan in an amount of RMB95,000,000 (equivalent to approximately HK$109,195,000) to be made available by the Company to TA Cyberpark under the 2026 Shareholders' Loan
"Board"	the board of Directors
"China" or "Mainland China"	the People's Republic of China, for the purpose of this announcement only, excludes Taiwan, Hong Kong and Macau Special Administrative Region of the People's Republic of China
"Company"	Tian An China Investments Company Limited, a company incorporated in Hong Kong with limited liability and the shares of which are listed on the main board of the Stock Exchange (Stock Code: 28)
"connected persons"	having the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company
"Existing Shareholder's Loan"	the existing revolving loan in an amount up to RMB220,000,000 (equivalent to approximately HK$252,874,000) made available by the Company or its subsidiaries to TA Cyberpark or its subsidiaries pursuant to the Framework Memorandum
"Framework Memorandum"	the framework memorandum dated 29th December, 2025 entered into between the Company and TA Cyberpark in relation to the provision of the Existing Shareholder's Loan
"Group"	the Company and its subsidiaries
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of China
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Percentage Ratio(s)"	percentage ratio(s) as set out in Rule 14.07 of the Listing Rules to be applied for determining the classification of a transaction

"RMB"	Renminbi, the lawful currency of China
"Shareholder(s)"	the shareholder(s) of the Company
"Shenzhen Investment"	Shenzhen Investment Limited, a company incorporated in Hong Kong with limited liability and the shares of which are listed on the main board of the Stock Exchange (Stock Code: 604)
"Shum Yip Terra"	深業泰然(集團)股份有限公司 (Shum Yip Terra (Holdings) Company Limited*), a company established in China with limited liability
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"TA Cyberpark"	天安數碼城(集團)有限公司 (Tianan Cyber Park Group Co., Ltd.*), a company established in China with limited liability and owned as to 50% by each of the Company and Shum Yip Terra respectively
"%"	per cent

On behalf of the Board
Tian An China Investments Company Limited
Tao Tsan Sang
Executive Director

Hong Kong, 29th June, 2026

For the purpose of this announcement, translations of Renminbi into Hong Kong dollars or vice versa have been calculated by using an exchange rate of HK$1.00 equal to RMB0.87. Such exchange rate has been used, where applicable, for the purpose of illustration only and does not constitute a representation that any amounts were, may have been or will be exchanged at such rate or any other rates or at all.

As at the date of this announcement, the Board comprises Mr. Patrick Lee Seng Wei (Managing Director) and Mr. Tao Tsan Sang being the Executive Directors; Mr. Lee Seng Hui (Chairman) and Dr. Moses Cheng Mo Chi being the Non-Executive Directors; and Mr. Jiang Guofang, Mr. Ngai Wah Sang and Ms. Lisa Yang Lai Sum being the Independent Non-Executive Directors.

* *The English translation of the Chinese name of the relevant entity included in this announcement is for identification and reference only, and such translation may not be accurate and such entity may not have an official English translation/version of its Chinese name.*