# UNISOUND AI TECHNOLOGY CO., LTD.
# 雲知聲智能科技股份有限公司

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

**(Stock Code: 9678)**

## DISCLOSEABLE TRANSACTION

## GENERAL CONTRACTING ENGINEERING CONTRACT

### THE TRANSACTION

The Company intends to develop Hangzhou into an R&D center for the Yangtze River Delta region, and construct the R&D building for the Unisound AI Chip Innovation Headquarters, with a focus on building a large-scale high-performance intelligent computing cluster to further improve the underlying computing power infrastructure for large model services, so as to support the Company's core strategy of "strengthening foundational models and deepening applications". This intelligent computing cluster is expected to provide long-term support for the full-cycle training and inference of the Company's proprietary large models, effectively reducing computing operating costs and driving continuous model iteration and Token commercialization with higher cost efficiency. Upon completion of the Unisound AI Chip Innovation Headquarters Project, the Company will be able to broaden its commercial revenue streams while optimizing its overall computing expenditure, thereby enhancing the Company's overall profitability from both ends.

To facilitate the smooth completion of the Unisound AI Chip Innovation Headquarters Project, the Board hereby announces that on 30 June 2026, Unisound AI (as the principal), an indirect subsidiary of the Company, and Shuanglou Construction (as the general contractor) entered into the General Contracting Engineering Contract, which became effective on 30 June 2026. Pursuant thereto, Shuanglou Construction agreed to provide construction services for the Unisound AI Chip Innovation Headquarters Project at a contract price of RMB252,977,950.

### LISTING RULES IMPLICATION

As one or more of the applicable percentage ratios (as defined under the Listing Rules) in respect of the transactions contemplated under the General Contracting Engineering Contract exceed 5% but all are less than 25%, the transactions contemplated under the General Contracting Engineering Contract constitute a discloseable transaction for the Company and are therefore subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules, but are exempt from the shareholders' approval requirement.

## INTRODUCTION

The Company intends to develop Hangzhou into an R&D center for the Yangtze River Delta region, and construct the R&D building for the Unisound AI Chip Innovation Headquarters, with a focus on building a large-scale high-performance intelligent computing cluster to further improve the underlying computing power infrastructure for large model services, so as to support the Company's core strategy of "strengthening foundational models and deepening applications". This intelligent computing cluster is expected to provide long-term support for the full-cycle training and inference of the Company's proprietary large models, effectively reducing computing operating costs and driving continuous model iteration and Token commercialization with higher cost efficiency. Upon completion of the Unisound AI Chip Innovation Headquarters Project, the Company will be able to broaden its commercial revenue streams while optimizing its overall computing expenditure, thereby enhancing the Company's overall profitability from both ends.

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## GENERAL CONTRACTING ENGINEERING CONTRACT

The principal terms of the General Contracting Engineering Contract are set out below:

### Date

30 June 2026

### Parties

(i) Unisound AI (an indirect subsidiary of the Company), as the principal; and

(ii) Shuanglou Construction, as the general contractor.

To the best of the knowledge, information and belief of the Directors, having made all reasonable enquiries, Shuanglou Construction and its ultimate beneficial owner are third parties independent of the Company and its connected persons.

**Scope of Construction**

Shuanglou Construction shall be responsible for the construction of the Unisound AI Chip Innovation Headquarters Project. The Unisound AI Chip Innovation Headquarters Project has a total gross floor area of approximately 48,000 sq.m., comprising Building 1, Building 2 and its basement, and ancillary structures such as the power distribution room.

The scope of construction works undertaken by Shuanglou Construction for the Unisound AI Chip Innovation Headquarters Project includes, but is not limited to: works such as site hoarding, earthwork engineering, foundation pit dewatering, drainage and support, civil air defense engineering, underground and above-ground main structures, masonry, mechanical and electrical installation, interior and exterior wall rough finishing, roofing, waterproofing, railings, foundation works for facilities and equipment, external enclosure, temporary on-site facilities, and related acceptance, testing, and commissioning. Shuanglou Construction shall be responsible for providing design development, supply, installation, coordination, management, testing and commissioning, internal quality inspection, acceptance and defect rectification, and all other works required for the completion of the Unisound AI Chip Innovation Headquarters Project.

**Construction Period**

The scheduled commencement date is 1 July 2026, and the scheduled completion date is 30 June 2028, with a total construction period of 730 calendar days.

**Contract Price and Payment Terms**

The contract price payable by Unisound AI under the General Contracting Engineering Contract is RMB252,977,950. The final settlement price of the project shall be based on the completion settlement document audited by the project audit agency appointed by the principal and confirmed by the Company. The General Contracting Engineering Contract is a fixed unit price contract. The fixed unit price of the General Contracting Engineering Contract has included all costs required for the completion of the works stipulated in the contract, including labor costs, material costs, construction machinery usage fees, management fees, profit, taxes, measure fees, prescribed fees, and all risks, responsibilities and obligations expressly or implicitly stated in the contract. An advance payment of RMB9,000,000 for the project shall be made upon signing the contract. Monthly settlements shall be carried out based on the actual volume of work completed. Upon completion, acceptance and final settlement of the project, the accumulated payments shall reach 97% of the total project consideration. The remaining 3% of the total project consideration shall be retained as quality retention money, which shall be settled and paid after the expiry of the warranty period in accordance with the warranty agreement under the General Contracting Engineering Contract.

**Warranty**

The warranty period shall be calculated from the date the Unisound AI Chip Innovation Headquarters Project has passed the completion acceptance inspection. The warranty period is determined by the category of works, of which: 50 years for foundation and main structure works; 5 years for roof waterproofing works, and anti-seepage works for washrooms, rooms and external walls with waterproofing requirements; 2 years for electrical pipelines, sewage and wastewater drainage pipelines, equipment installation, decoration and renovation works and fire engineering works; and two heating and cooling periods for heating and cooling systems.

During the warranty period, Shuanglou Construction shall assume warranty responsibility for quality issues in the works or other defects caused by it, and for related losses to the owner arising from such repairs; If any relevant issue is not caused by Shuanglou Construction, but it is engaged to carry out the repair works upon negotiation between the parties, Shuanglou Construction shall cooperate with the repair, and the relevant costs shall be borne by the responsible party.

## BASIS OF CONSIDERATION

The consideration was determined after arm's length negotiations with Shuanglou Construction, with reference to the scope of the construction works to be undertaken, the expected scale and quality of the Unisound AI Chip Innovation Headquarters Project, the current estimated cost of construction, and the prevailing prices of projects of a similar nature. In addition, after comprehensively considering Shuanglou Construction's qualifications, past experience, and reputation and other factors in undertaking similar construction projects, Unisound AI is of the view that Shuanglou Construction is capable of undertaking the Unisound AI Chip Innovation Headquarters Project.

It is expected that the price of the General Contracting Engineering Contract will be funded by the Group's internal resources and external bank loans, and will be paid in cash, bills and other means.

## REASONS FOR AND BENEFITS OF ENTERING INTO THE GENERAL CONTRACTING ENGINEERING CONTRACT

(i) As a "chain leader" enterprise in the artificial intelligence industry chain in Fuyang District, the construction of the Unisound AI Chip Innovation Headquarters Project will further enhance the Group's ability to attract and drive upstream and downstream enterprises; (ii) Hangzhou Fuchun Bay New Town has gathered high-level scientific research platforms such as the Hangzhou Institute of Optics and Fine Mechanics and the Westlake University Institute of Optoelectronics, and the planning for the extension of Hangzhou Metro Line 6 is steadily advancing. The implementation of the Unisound AI Chip Innovation Headquarters Project will enable the Group to fully integrate into the regional innovation ecosystem, reduce R&D and talent acquisition costs, and benefit from local government policy support in areas such as industry, taxation, and talent; (iii) As a landmark project of the Group in the Yangtze River Delta region, the AI Chip Innovation Headquarters will serve as an important showcase of the Group's technological strength and industrial influence. The two modern R&D buildings to be constructed as part of the Unisound AI Chip Innovation Headquarters Project will also become a regional technology landmark and will help to enhance the Group's brand image in the industry.

The Board (including the independent non-executive Directors) is of the view that the terms of the General Contracting Engineering Contract and the transactions contemplated thereunder were entered into on normal commercial terms after arm's length negotiations, are fair and reasonable, and are in the interests of the Company and its Shareholders as a whole.

None of the Directors has a material interest in the transactions contemplated under the General Contracting Engineering Contract and therefore, no Director was required to or has abstained from voting on the relevant Board resolutions in respect of the General Contracting Engineering Contract and the transactions contemplated thereunder.

## INFORMATION OF THE PARTIES

### Unisound AI

Unisound AI is a company established under PRC law with limited liability. Its business scope includes technical services, technology development, development of fundamental artificial intelligence software, etc.. Unisound AI is an indirect subsidiary of the Company and, as at the date of this announcement, is indirectly owned as to 95% by the Company. The Company is a company initially established in the PRC with limited liability on 29 June 2012, and converted into a joint stock company with limited liability on 24 June 2019, and the H Shares of which are listed on the Main Board of the Stock Exchange (stock code: 9678). The Company is an original large model enterprise with independent R&D capabilities. Relying on the proprietary underlying large model technology, it drives deep AI transformation across two key sectors — daily life and healthcare — to create scenario-based conversational AI products and industry solutions, while also deepening the deployment and promotion of these offerings in both domestic and international markets.

### Shuanglou Construction

Shuanglou Construction is a company established under PRC law with limited liability. It is a comprehensive enterprise focusing on the construction sector, mainly providing services such as housing construction projects, municipal works, landscaping, and steel structure engineering.

Based on the information available to the Company, Shuanglou Construction is beneficially controlled by Mr. Guo Ning, a natural person, who holds approximately 93.37% of the shares in Shuanglou Construction. To the best of the knowledge, information and belief of the Directors, having made all reasonable enquiries, Shuanglou Construction and its ultimate beneficial owner are Independent Third Parties.

## LISTING RULES IMPLICATION

As one or more of the applicable percentage ratios (as defined under the Listing Rules) in respect of the transactions contemplated under the General Contracting Engineering Contract exceed 5% but all are less than 25%, the transactions contemplated under the General Contracting Engineering Contract constitute a discloseable transaction for the Company and are therefore subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules, but are exempt from the shareholders' approval requirement.

## DEFINITIONS

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

| | |
|---|---|
| "Board" or "Board of Directors" | the board of Directors of the Company |
| "Company" | Unisound AI Technology Co., Ltd. (雲知聲智能科技股份有限公司), a company established in the PRC under PRC law with limited liability on 29 June 2012, and converted into a joint stock company in the PRC with limited liability in June 2019, and the H Shares of which are listed on the Main Board of the Stock Exchange (stock code: 9678) |
| "General Contracting Engineering Contract" | the general contracting engineering contract entered into between Unisound AI (as the principal) and Shuanglou Construction (as the general contractor) on 30 June 2026, pursuant to which Shuanglou Construction agreed to provide construction services for the Unisound AI Chip Innovation Headquarters Project |
| "Director(s)" | the director(s) of the Company |
| "Group" | the Company and its subsidiaries |
| "H Share(s)" | the overseas listed foreign Share(s) in the share capital of the Company with a nominal value of RMB1.00 each |
| "Shuanglou Construction" | Jiangsu Shuanglou Construction Group Co., Ltd. (江蘇雙樓建設集團有限公司), a company established under PRC law with limited liability in 1997, which, together with its ultimate beneficial owner, are Independent Third Parties |
| "Hong Kong" | the Hong Kong Special Administrative Region of the PRC |
| "Independent Third Party(ies)" | any entity or person who is not a connected person of the Company |
| "connected person(s)" | has the meaning ascribed thereto in the Listing Rules |

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| "Listing Rules" | the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (as amended and supplemented from time to time) |
| "PRC" or "China" | the People's Republic of China, which for the purpose of this announcement only, excludes Hong Kong, the Macau Special Administrative Region of the People's Republic of China and Taiwan |
| "RMB" | Renminbi, the lawful currency of the PRC |
| "Shareholder(s)" | shareholder(s) of the Company |
| "Stock Exchange" | The Stock Exchange of Hong Kong Limited |
| "indirect subsidiary" | has the meaning ascribed thereto in the Listing Rules |
| "Unisound AI" | Unisound AI Technology Industry (Hangzhou) Co., Ltd. (雲知聲人工智能科技產業(杭州)有限公司), a company established under PRC law with limited liability on 10 October 2025, and an indirect subsidiary of the Company as at the date of this announcement |
| "Unisound AI Chip Innovation Headquarters Project" | the Unisound AI Chip Innovation Headquarters construction project and related matters located at Fuchun Bay New Town, Hangzhou City, Zhejiang Province, the PRC, with Fuchunwan Avenue to its north, Chunting Road to its west, other land parcels to its south, and the planned Huaizhou Road to its east |
| "%" | per cent |

By Order of the Board
**Unisound AI Technology Co., Ltd.**
**Dr. Huang Wei**
*Executive Director and Chief Executive Officer*

Beijing, the PRC
30 June 2026

*As at the date of this announcement, the Board of Directors of the Company comprises: (i) Dr. Liang Jia'en, Dr. Huang Wei, Dr. Kang Heng, Dr. Li Xiaohan and Dr. Liu Shengping as executive Directors; and (ii) Mr. Hu Jianjun, Dr. Fan Jian, Dr. Jin Huihua and Dr. Zhang Kun as independent non-executive Directors.*