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C&D INTERNATIONAL INVESTMENT GROUP LIMITED

建發國際投資集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1908)

SUPPLEMENTAL ANNOUNCEMENT CONNECTED TRANSACTION ENTERING INTO A COOPERATION AGREEMENT IN RELATION TO LAND IN XIAMEN

Reference is made to the announcement of C&D International Investment Group Limited (the “**Company**”) dated 17 July 2026 (the “**Announcement**”) in relation to the connected transaction contemplated under the Cooperation Agreement. Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

The Company would like to provide the following information in relation to the connected transaction contemplated under the Cooperation Agreement.

THE GROUP’S CAPITAL COMMITMENT

Yi Yue’s capital commitment of RMB1,195 million (the “**Capital Commitment**”) represents the total funds to be provided by the Group in respect of the Project Lands during their development cycle. This amount comprises the consideration for land use rights payable to the Xiamen Natural Resources and Planning Bureau for the acquisition of the Project Lands in proportion to its equity interest in the Project Company, together with the investments required in constructing and developing properties thereon.

Within 10 business days after completion of the acquisition of 49% of the Project Company’s equity interest (the “**Transfer**”), the Company shall contribute RMB700.70 million to the Project Company as capital increase (the “**Capital Increase**”) to increase the registered capital of the Project Company to RMB2 billion, which was determined based on the proportion to its equity interest in the Project Company. The Capital Increase is part of the Capital Commitment, and the further amount payable by the Group in respect of the Capital Increase shall be RMB196.98 million since the Group shall repay RMB503.72 million to Lianfa Group through the Project Company prior to the Capital Increase, (i.e. the security deposit and consideration for land use rights of the Project Lands attributable to Yi Yue in proportion to its equity interest in the Project Company which was previously advanced by Lianfa Group), and such amount is deemed as part of the paid-in capital under the Capital Increase.

The remainder of the Capital Commitment of RMB494.30 million shall be settled in cash, with payment(s) to be made as development of the Project Lands progresses.

THE TRANSFER

As establishing a new vehicle for the purpose of developing the Project Lands involve more procedures, it was agreed that the cooperation in respect of the Project Lands would be carried out through the Project Company, being the entity which won the bid for the Project Lands, and the Transfer shall be carried out to transfer part of the Project Company's equity interest to the Group.

The valuation (the “**Valuation**”) for the Transfer complies with the applicable PRC regulatory requirements regarding the transfer of state-owned assets.

The Valuation will be based on the status quo of the Project Company as at the benchmark date (the “**Benchmark Date**”), which is expected to be 30 June 2026. As at the Benchmark Date, since (i) the Project Lands were not recorded as inventory of the Project Company, (ii) the book value of the Project Company's assets (being the prepayment made for acquiring the Project Lands) and liabilities (being the shareholder's loan received from Lianfa Group to settle part of the Project Lands' consideration) relating to the Project Lands are equal, and (iii) the Project Company has no other assets or liabilities since those unrelated to the Project Lands are disregarded, it is expected that the Valuation will conclude that the relevant interest in the Project Lands and the net book value of the Project Company carry a nominal value of nil. Accordingly, Yi Yue is not expected to pay any additional consideration under the Transfer.

SEGREGATION BETWEEN THE PROJECT LANDS AND THE PREVIOUS PROJECT

Since the Project Company won the bids for the lands of the Previous Project in 2023 and 2024 and developed the Previous Project, the Project Company was the holder of the Previous Project. Pursuant to the state-owned land use right grant contract in relation to the acquisition of the Project Lands dated 30 June 2026, the Project Lands have been delivered to the Project Company on 3 July 2026 and the Project Company has been the holder of the Project Lands since then.

As advised by the Company's PRC legal adviser, (i) under the Cooperation Agreement, Yi Yue will only enjoy rights and assume obligations in respect of the Project Lands and will not be liable for any debt or obligation related to the Previous Project. Save for matters relating to the Project Lands, all other debts, profits and losses and other obligations or risks of the Project Company shall be borne solely by Lianfa Group, and neither the Project Company nor the Company shall bear any liability in relation thereto; and (ii) based on the terms in the Cooperation Agreement, in the event that the Previous Project has any adverse impact on the Project Lands or any adverse consequences arise from the Previous Project prejudicing the interests of the Company and/or the Project Company, Lianfa Group shall be responsible for resolving and bearing such impact. Corresponding amendments will also be made to the Project Company's articles of association to reflect the foregoing arrangements.

The Project Company will establish a new set of accounts specifically for the Project Lands. As confirmed by the Company's Auditor, it is feasible that the segregation of accounts between the Previous Project and the Project Lands, together with the mechanism set out in the Cooperation Agreement, permit the financial performance of the Project Company relating to the Project Lands to be taken into account when preparing the Company's financial statements, whilst the financial performance and results relating to the Previous Project will be excluded.

For and on behalf of
C&D International Investment Group Limited
Lin Weiguo
Chairman and Executive Director

Hong Kong, 4 September 2026

As at the date of this announcement, the executive Directors are Mr. Lin Weiguo (Chairman), Mr. Tian Meitan (Chief Executive Officer) and Mr. Xu Yixuan; the non-executive Directors are Mr. Xu Xiaoxi, Mr. Cheng Dongfang and Ms. Ye Yanliu; and the independent non-executive Directors are Mr. Wong Chi Wai, Mr. Wong Tat Yan, Paul, Mr. Chan Chun Yee and Mr. Dai Yiyi.