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Zhong Jia Guo Xin Holdings Company Limited

中加國信控股股份有限公司

(incorporated in Bermuda with limited liability)

(Stock Code: 899)

SUPPLEMENTAL ANNOUNCEMENT UPDATE ON VERY SUBSTANTIAL ACQUISITION IN RELATION TO ACQUISITION OF REFUND PROPERTIES

References are made to the announcements of the Company dated 28 February 2017, 23 August 2024, 6 December 2024, 10 April 2025 and 29 April 2025 regarding the very substantial acquisition in relation to, among others, acquisition of refund properties (collectively, the “**Announcements**”). Capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements unless otherwise specified herein.

ACCEPTANCE OF CASH REFUND

Despite acceptance of the Refund Package, the Group has reserved all its rights against the Vendor and has not yet committed to any variation of the 2017 Agreement.

After long negotiation with the Vendor, pursuant to 2017 Agreement, the Purchaser has agreed to accept the Vendor to refund in total of RMB 16 million in cash, RMB 11.17 million as refund of part of the Deposit and RMB 4.83 million as cash compensation of late refund. (collectively as the “**Cash Refund**”). Originally, the property located at No. 201 on the 2nd Floor of Building 3, No. 16 Yufeng Road, Shunyi District, Beijing *(北京市順義區裕豐路16號院3號樓2層201) with expected consideration of RMB 11.17 million, was one of the Remaining Refund Properties. With the acceptance of the Cash Refund, the Property G is no longer part of the Refund Package.

Considering all the risks and uncertainties involved under the current adverse market environment, in particular the property market in the PRC, and the Group does not intend to hold the Refund Properties for a long term, the Company considered that acceptance of Cash Refund, which is the rights pursuant to 2017 Agreement, is a preferred settlement method of the refund of the Deposit.

Completion

Completion of Cash Refund has taken place on 15 May 2025, being the date on which the entire amount of the Cash Refund was transferred to the Purchaser.

Up to the date of this announcement, the Group has received 6 properties (i.e. Property A, Property B, Property C, Property D, Property E, and Property F), and the other 3 properties and 106 car parking spaces as part of the Refund Package were still pending to be delivered to the Group.

Completion of each Remaining Refund Properties will take place upon the immovable property ownership certificate of the relevant property is issued to the Purchaser.

Further announcement will be made by the Company if the Group has completed acquiring any of the Remaining Refund Properties or receiving any of refund of the Deposit in cash from the Vendor.

By order of the Board
Zhong Jia Guo Xin Holdings Company Limited
Ouyang Yanling
Chairman

Hong Kong, 15 May 2025

As at the date of this announcement, the Board consists of five executive directors, Ms. Ouyang Yanling, Mr. Li Yuguo, Mr. Liu Yan Chee James, Mr. Li Xiaoming and Mr. Chan Wai Fung; three non-executive directors, Mr. Chen Dong Yao, Mr. Yang Xiaoqiang and Mr. Huang Yilin; and four independent non-executive directors, Mr. Ba Junyu, Dr. Liang Jinxiang, Mr. Wong Sung and Mr. Xu Xingge.

* *For identification purposes only*