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首程控股有限公司
SHOUCHENG HOLDINGS LIMITED
(Incorporated in Hong Kong with limited liability)
(Stock Code: 697)

VOLUNTARY ANNOUNCEMENT REGARDING THE MANAGED FUND ACQUIRING THE 20-YEAR OPERATING RIGHTS OF SHOUGANG WINTER OLYMPIC PLAZA

This announcement is made by Shoucheng Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

The board of directors of the Company is pleased to announce that 北京首鋼產業轉型基金有限公司 (Beijing Shougang Industry Transformation Fund Co., Ltd.*, “**Shougang Transformation Fund**”), which is managed by 首程融石（北京）基金管理有限公司 (Shoucheng Rongshi (Beijing) Fund Management Co., Ltd.*, “**Shoucheng Rongshi**”), a wholly-owned subsidiary of the Company, has recently entered into a lease agreement with 首鋼集團有限公司 (Shougang Group Co., Ltd., “**Shougang Group**”) through its subsidiary to acquire a 20-year operating rights of the West 10th Winter Olympics Plaza and the North 7th Cylinder (“**Shougang Winter Olympic Plaza**”) in the new Shougang High-end Industrial Comprehensive Service Area (“**Shougang Park**”).

Shougang Transformation Fund was jointly established by Shougang Group and Shoucheng Rongshi in 2018, with a subscription scale of RMB10 billion. Shougang Transformation Fund actively implements the guidelines of the Beijing Municipal Party Committee and Municipal Government and Shougang Group, and is positioned as a demonstration area for green transformation and upgrading, a high-end industrial innovation highland in western Beijing, and a post-industrial cultural and sports creative base, and through the operation model of “fund + industry + base”, it is closely connected with Beijing’s latest urban planning and governance concepts, and is committed to building Shougang Park into a typical case of Olympic promotion of urban development and the rejuvenation of old industrial areas.

Shougang Winter Olympic Plaza is located in the northwest corner of Shougang Park and was once the office area of the Beijing 2022 Winter Olympic Organizing Committee. The surrounding transportation is convenient, with multiple road networks and subway tracks to quickly reach the traditional core area of Beijing. Shougang Winter Olympic Plaza has a total of 11 single rentable buildings, ranging from 2,600 square meters to 22,000 square meters, including enterprise detached buildings, conference buildings, exhibition centers, staff

restaurants, commercial blocks, etc., as well as parking buildings and energy buildings as supporting service facilities. In the future, Shougang Winter Olympic Plaza will be upgraded, renovated and operated leanly, and the Winter Olympic elements of the plaza will be fully explored on the basis of diversified industrial building scenes, so as to expand the brand effect and popularity of the project.

Shougang Transformation Fund has acquired the 20-year lease and operating rights of Shougang Winter Olympic Plaza, and will further increase the Group's project density and operation scale in the region and strengthen the synergy between different projects. At present, the Group is constructing and operating a number of high-quality commercial real estate projects in Shougang Park. Among them, Chang'an Mills, located in the core area of the north district of Shougang Park, consisting of 6 interconnected plots, including 11 detached industrial buildings, 11 detached flagship commercial buildings and a shopping plaza, which has entered the operation period and has developed into a new consumption landmark in the western region of Beijing. It has been honored with titles such as "low-carbon innovation" characteristic industrial park and "specialized, refined, and new" service station; Shoucheng Rongshi, located at the east side of the northern district of Shougang Park, adjacent to Beixin'an Road, is designed with five enclosed buildings. It is currently under construction and is one of the first four international talent community pilot projects approved by the Beijing Talent Work Leading Group. As one of the specific measures for implementing the "dual circulation" strategy in Beijing, it will be built into a gathering platform for international high-end talents to live and work, as well as a new urban life experience center; Shoucheng Times Center is located in the southeast district of Shougang Park, at the intersection of West Chang'an Street and Fifth Ring Road in Beijing. There are a total of 19 high-quality headquarters buildings, which are currently under construction. It is a large-scale business park newly built within the six districts of Beijing and the extension of Chang'an Street. The innovative industrial ecological service system will provide value-added services for enterprises comprehensively and empower the development of regional enterprises.

As a professional infrastructure asset service provider and efficiency improver, the Group will continue to improve the operating income and valuation of projects under management through lean operation, cross-border reorganization, investment promotion and cultivation, etc., and in the future, the Group will actively explore asset securitization tools such as the issuance of infrastructure public offering REITs to open up the exit path and realize the deep integration of the operation value of the underlying assets and the financing value.

By order of the Board
Shoucheng Holdings Limited
Zhao Tianyang
Chairman

Hong Kong, 2 January 2024

As at the date of this announcement, the Board comprises Mr. Wu Lishun, Mr. Li Hao (Vice Chairman), Mr. Peng Jihai, Mr. Ho Gilbert Chi Hang and Mr. Liu Jingwei as Non-executive Directors; Mr. Zhao Tianyang (Chairman) and Mr. Xu Liang as Executive Directors; Dr. Wang Xin, Mr. Choi Fan Keung Vic, Mr. Deng Yougao, Ms. Zhang Quanling and Ms. Zhuge Wenjing as Independent Non-executive Directors.

**For identification purposes only*