

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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 INVESTMENT IN SUNLON REIT**

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 recently, the Company's wholly-owned subsidiary Beijing Shouyuan Xinrong Investment Co., Ltd.* (北京首源欣榮投資有限公司, “**Shouyuan Xinrong**”) and Beijing Pingzhun Infrastructure Real Estate Investment Fund (Limited Partnership)* (北京平准基礎設施不動產股權投資基金合夥企業(有限合夥), “**Beijing Pingzhun Fund**”), which is participated in managing by a wholly-owned subsidiary of the Company under Shoucheng Jishi of the Group, have invested in Sunlon REIT* (創金合信首農產業園封閉式基礎設施證券投資基金, “**Sunlon REIT**”). This investment will further promote the effective revitalization of existing assets, actively respond to national policy directives, and advance the Group's deepening and expansion in core assets and technological innovation fields.

Beijing Capital Agribusiness & Foods Group Co., Ltd. (“**Sunlon Food Group**”) is a large state-owned agricultural and food enterprise under the Beijing Municipal Government. Its businesses span agriculture, animal husbandry, fisheries, food processing, commercial trade and logistics, as well as property and asset management. Its comprehensive strength ranks among the top in China's agricultural and food industry, serving as the core vehicle for ensuring food supply in the capital. The underlying asset of Sunlon REIT is the Zhongguancun Mobile Intelligent Service Innovation Park* (中關村移動智能服務創新園), invested in, constructed and held by Sunlon Food Group. Sunlon REIT represents a robust initiative in response to the national call to revitalize existing assets and support the capital's strategic positioning as a "Science and Technology Innovation Center". It is also the first approved REITs project for a headquarters-type science and technology innovation industrial park. Using Sunlon REIT as a breakthrough, Sunlon Food Group has taken substantial steps in effectively revitalizing existing assets, attracting social capital and establishing an innovative model for urban renewal investment and financing. This sets a benchmark for the industry with significant exemplary and leading value.

Looking ahead, the Group will unwaveringly continue to increase its investment footprint in China's core infrastructure real estate sector. Leveraging the synergistic effects across the entire industry chain and first-mover advantage in REITs, it will capitalize on industry expansion opportunities to inject stronger momentum into the efficient revitalization and value enhancement of China's core infrastructure assets.

By order of the Board
Shoucheng Holdings Limited
Zhao Tianyang
Chairman

Hong Kong, 28 July 2025

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

** For identification purposes only*