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CAPINFO COMPANY LIMITED*

首都信息發展股份有限公司

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

(Stock Code: 1075)

ANNOUNCEMENT

CONNECTED TRANSACTION UNDER LEASE AGREEMENTS

LEASE AGREEMENTS

The Board announces that, on 29 August 2025, a connected subsidiary of the Company, Capinfo Technology (as the lessee) and Kechuang Huiju (as the lessor) have entered into Lease Agreement I and Lease Agreement II, pursuant to which, Capinfo Technology (as the lessee) has agreed to lease the Properties located at Sigma Building from Kechuang Huiju (as the lessor).

IMPLICATIONS UNDER THE LISTING RULES

Capinfo Technology is held as to approximately 71.2% interests by the Company and is a connected subsidiary of the Company. Kechuang Huiju is a wholly-owned subsidiary of Beijing Science Development, which is held as to approximately 69.9% by BSAM, a Controlling Shareholder of the Company, therefore, Beijing Science Development and Kechuang Huiju are the associates of BSAM pursuant to the Listing Rules, and thus, the connected parties of the Company.

According to the Accounting Standards for Business Enterprise No. 21, the rentals payable by Capinfo Technology under each Lease Agreement will be recognised as right-of-use asset, and, for the purpose of the Listing Rules, will be considered as an acquisition of asset by the Group. The property management fees payable by Capinfo Technology under each Lease Agreement will be recognised as expense of the Group within the term of lease under each Lease Agreement. Therefore, pursuant to Chapter 14A of the Listing Rules, the payment of rentals under each Lease Agreement will constitute a connected transaction of the Company, while the payment of property management fees under each Lease Agreement will constitute a continuing connected transaction of the Company.

All transactions contemplated under the Lease Agreements should be aggregated pursuant to Rule 14A.81 of the Listing Rules. Given that the relevant applicable percentage ratios in respect of the value of the right-of-use asset to be recognised by the Group under the Lease Agreements are, when aggregated, more than 0.1% but less than 5%, the transactions under the Lease Agreements and the payment of rentals thereunder are subject to the reporting and announcement requirements but are exempt from the independent shareholders' approval requirement under Chapter 14A of the Listing Rules. Given that all applicable percentage ratios in respect of the annual amount of the property management fees are less than 5% and the amounts are less than HK\$3 million, the payment of property management fees is exempt from the reporting, announcement, annual review and independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

BACKGROUND

The Board announces that, on 29 August 2025, a wholly owned subsidiary of the Company, Capinfo Technology (as the lessee) and Kechuang Huiju (as the lessor) have entered into Lease Agreement I and Lease Agreement II.

PRINCIPAL TERMS OF THE LEASE AGREEMENT I

Date:	29 August 2025
Parties:	(1) Capinfo Technology (as the lessee); and (2) Kechuang Huiju (as the lessor)
Properties to be leased and the area thereof:	Rooms 3A01, 3A02-1 and 3A07, 3A Floor, Sigma Building, 49 Zhichun Road, Haidian District, Beijing, with a total leased area of 2,500.14m ² .
Use of the Properties:	For office purpose
Term of lease:	From 1 September 2025 to 31 August 2028
Rental:	Calculated on daily basis, the unit price for the period from 1 September 2025 to 31 August 2027 is RMB4.13/m ² each day; and the unit price for the period from 1 September 2027 to 31 August 2028 is RMB4.34/m ² each day (5% increase in rental in the third year within the term of lease). The total rental for the term of lease is RMB10.57 million (tax inclusive), payable by Capinfo Technology to Kechuang Huiju.

Within a rent-free period from 1 September 2025 to 30 November 2025, no rental is required to be paid by Capinfo Technology, but the relevant charges such as property management fees within the period shall be paid.

Property Management Fees: Calculated on daily basis, the unit price of the property management fee is RMB1.2/m² each day. The property management fee for one year is approximately RMB1.10 million (tax inclusive), and the total amount for three years is RMB3.29 million (tax inclusive), payable by Capinfo Technology to Kechuang Huiju.

PRINCIPAL TERMS OF THE LEASE AGREEMENT II

Date: 29 August 2025

Parties: (1) Capinfo Technology (as the lessee); and
(2) Kechuang Huiju (as the lessor)

Properties to be leased and the area thereof: Room 3A03, 3A Floor, Sigma Building, 49 Zhichun Road, Haidian District, Beijing, with a total leased area of 669.84m².

Use of the Properties: For office purpose

Term of lease: From 1 September 2025 to 31 August 2028

Rental: Calculated on daily basis, the unit price for the period from 1 September 2025 to 31 August 2027 is RMB4.13/m² each day; and the unit price for the period from 1 September 2027 to 31 August 2028 is RMB4.34/m² each day (5% increase in rental in the third year within the term of lease)

The total rental is RMB2.83 million (tax inclusive), payable by Capinfo Technology to Kechuang Huiju.

Within a rent-free period from 1 September 2025 to 30 November 2025, no rental is required to be paid by Capinfo Technology, but the relevant charges such as property management fees within the period shall be paid.

Property Management Fees: Calculated on daily basis, the unit price of the property management fee is RMB1.2/m² each day. The property management fee for one year is approximately RMB0.3 million (tax inclusive), and the total amount for three years is RMB0.88 million (tax inclusive), payable by Capinfo Technology to Kechuang Huiju.

ACCOUNTING TREATMENT

In accordance with Accounting Standards for Business Enterprise No. 21, the payments to be made by Capinfo Technology under the Lease Agreements consist of lease (i.e. rentals) and non-lease (i.e. property management fees) components and hence different accounting treatments will be applied.

In accordance with Accounting Standards for Business Enterprise No. 21, the lease payments under the Lease Agreements are capital in nature, so the office premises under the Lease Agreements will be recognized as a right-of-use asset of the Group on 1 September 2025 for an amount of RMB11.57 million. The rental and property management fees under the Lease Agreements are expected to be satisfied by the internal resources of the Group in its usual and ordinary course of business.

BASIS FOR THE DETERMINATION OF RENTALS

The rentals and property management fees of the Properties are determined based on arm's length negotiations between the Group and Kechuang Huiju on normal commercial terms. When determining the rentals and property management fees, the Group has made reference to the rates of similar types of properties in the surrounding areas and the rates charged by Kechuang Huiju to other tenants of the relevant units in Sigma Building. The rentals and property management fees charged by Kechuang Huiju to Capinfo Technology are at the reasonable market rate level.

REASONS AND BENEFITS FOR THE CONNECTED TRANSACTIONS

The Company and its subsidiaries are principally engaged in the provision of information technology services in China. The new office premises will be used to expand the existing office area, and to save any renovation cost to be incurred by Capinfo Technology, which is considered as necessary and beneficial commercially. After taking into account that the terms under the Lease Agreements have been entered into upon arm's length negotiations between the Group and Kechuang Huiju, and with reference to (among other minor considerations) the market rates of other comparable office premises in the surrounding areas, the Directors (including the independent non-executive Directors) consider that the terms and the rental payable under the Lease Agreements are fair and reasonable, are entered into on normal or better commercial terms in the usual and ordinary course of business of the Group, and are in the interests of the Company and its shareholders as a whole.

By virtue of her capacity as an employee of BSAM, our non-executive Director Ms. Yan Yi has been considered to have material interests in, and is a connected Director of the relevant Board resolution. Therefore, she should abstain from voting on the relevant Board resolution. Save as disclosed above, none of the other Directors has any material interest in the relevant Board resolution.

INFORMATION ABOUT THE PARTIES

The Group

The Company is a joint stock limited company established in the PRC on 23 January 1998, and is owned as to approximately 63.3% by BSAM, which, being the largest shareholder of the Company, has de facto control on the Company. The Company is principally engaged in products and software development and services, industry solutions and operation and maintenance services.

Capinfo Technology is a company established in the PRC on 29 May 2006 with limited liability, and it is ultimately controlled by the Beijing Municipal Government. It is principally engaged in services including information system integration, software development, network and information system operation and maintenance, etc. Capinfo Technology is held as to approximately 71.24% by the Company.

Lessor to the Lease Agreements

Beijing Science Development was established on 18 November 1999. BASM is the controlling shareholder of Beijing Science Development, with 69.9% equity interest. Beijing Science Development runs a business system with the development, operation and management of science and technology park as its main business, supplemented by residential real estate, mergers and acquisitions investment, and energy operations.

Kechuang Huiju, being a wholly-owned subsidiary of Beijing Science Development, was established on 16 May 2022. It is principally engaged in the provision of services including park management, enterprise management consultations, non-residential real estate leasing, etc.

IMPLICATIONS UNDER THE LISTING RULES

Capinfo Technology is held as to approximately 71.2% interests by the Company and is a connected subsidiary of the Company. Kechuang Huiju is a wholly-owned subsidiary of Beijing Science Development, which is held as to approximately 69.9% by BSAM, a Controlling Shareholder of the Company, therefore, Beijing Science Development and Kechuang Huiju are the associates of BSAM pursuant to the Listing Rules, and thus, the connected parties of the Company.

All transactions contemplated under the Lease Agreements should be aggregated pursuant to Rule 14A.81 of the Listing Rules. Given that the relevant applicable percentage ratios in respect of the value of the right-of-use asset to be recognised by the Group under the Lease Agreements are, when aggregated, more than 0.1% but less than 5%, the transactions under the Lease Agreements and the

payment of rentals thereunder are subject to the reporting and announcement requirements but are exempt from the independent shareholders' approval requirement under Chapter 14A of the Listing Rules. Given that all applicable percentage ratios in respect of the annual amount of the property management fees are less than 5% and the amounts are less than HK\$3 million, the payment of property management fees is exempt from the reporting, announcement, annual review and independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions shall have the following meanings:

“Beijing Science Development”	Beijing Science Park Development (Group) Co., Ltd., a joint stock limited company incorporated in the PRC, and is the wholly-owned parent company of Kechuang Huiju. Approximately 69.9% of its equity interest is held by BSAM
“Board”	the board of Directors of the Company
“BSAM”	北京市國有資產經營有限責任公司 (Beijing State-Owned Assets Management Corporation Limited*), a company established in the PRC and is wholly-owned by the Beijing Municipal Government, being the Controlling Shareholder of the Company
“Capinfo Technology”	Capinfo Technology Development Co., Ltd.* (首都信息科技發展有限公司), a company incorporated in the PRC with limited liability, and is a non-wholly owned connected subsidiary of the Company
“Company”	首都信息發展股份有限公司 (Capinfo Company Limited*), a joint stock limited company established in the PRC on 23 January 1998, the overseas listed foreign share(s) of RMB1.0 each in the share capital of the Company are listed on the Main Board of the Stock Exchange (Stock code: 1075)
“connected person(s)”	has the meaning ascribed thereto under the Listing Rules
“connected transaction(s)”	has the meaning ascribed thereto under the Listing Rules

“Controlling Shareholder”	has the meaning ascribed thereto under the Listing Rules
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Kechuang Huiju”	Beijing Kechuang Huiju Industrial Operation Management Co., Ltd, a company incorporated in the PRC with limited liability, and is a wholly-owned subsidiary of Beijing Science Development
“Lease Agreements”	Lease Agreement I and Lease Agreement II
“Lease Agreement I”	the lease agreement dated 29 August 2025 entered into between Capinfo Technology and Kechuang Huiju in respect of the lease of Rooms 3A01, 3A02-1 and 3A07, 3A Floor, Sigma Building
“Lease Agreement II”	the lease agreement dated 29 August 2025 entered into between Capinfo Technology and Kechuang Huiju in respect of the lease of Room 3A03, 3A Floor, Sigma Building
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“PRC”	the People’s Republic of China, which for the purposes of this announcement only, excludes Hong Kong, Macao Special Administrative Region and Taiwan
“Properties”	Rooms 3A01, 3A02-1, 3A03 and 3A07, 3A Floor, Sigma Building
“RMB”	Renminbi, the lawful currency of the PRC
“Sigma Building”	Sigma Building, located at 49 Zhichun Road, Haidian District, Beijing, the PRC
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

“subsidiary(ies)” has the meaning ascribed thereto under the Listing Rules

“%” Percent

By Order of the Board of
CAPINFO COMPANY LIMITED*
Yu Donghui
Chairman

Beijing, the People’s Republic of China, 29 August 2025

As at the date of this announcement, the executive directors of the Company are Mr. Yu Donghui and Mr. Zhang Yiqian; the non-executive directors of the Company are Ms. Yan Yi, Mr. Xin Shuangbai, Ms. Zhao Shujie, Mr. Jiang Wei and Mr. Wang Yuzheng; and the independent non-executive directors of the Company are Mr. Gong Zhiqiang, Mr. Cheung, Wai Hung Boswell, Mr. Dong Jin, Mr. Li Jianqiang and Mr. Zhou Jinglin.

* *For identification purpose only*