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濱江服務

BINJIANG SERVICE

Binjiang Service Group Co. Ltd.

濱江服務集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3316)

VOLUNTARY ANNOUNCEMENT STRATEGIC COOPERATION AGREEMENT

This announcement is voluntarily made by Binjiang Service Group Co. Ltd. (the “**Company**”, together with its subsidiaries, collectively the “**Group**”) to provide the Company’s shareholders and potential investors with the latest information regarding the business development of the Group.

Strategic Cooperation Agreement

The board (the “**Board**”) of directors (the “**Director(s)**”) of the Company is pleased to announce that Hangzhou Binjiang Property Management Co., Ltd (“**Binjiang Property**”), a wholly-owned subsidiary of the Company, entered into a strategic cooperation agreement (the “**Strategic Cooperation Agreement**”) with Universal Ubiquitous Co., Ltd. (“**Uni-Ubi**”) on August 10, 2025.

The Group and Uni-Ubi will establish a strategic cooperative relationship in the fields of AI-driven intelligent development and robot application. The parties will jointly carry out all-round cooperation in solution research and development, product trial and commercial market promotion in the realm of AI-driven property intelligence.

Reasons for and Benefits of Entering into the Strategic Cooperation Agreement

Through this cooperation, the Group aims to leverage the technological expertise of Uni-Ubi in relevant fields, harness AI as a driver for high-quality growth, strengthen its brand premium, promote the industrial ecosystem, and achieve a superimposed resonance of service value and commercial value. Specifically, the following application objectives will be pursued:

1. **Enhanced operational efficiency:** Replacing manual repetitive processes with AI to reduce error rates and accelerate response speed; enabling automatic detection of faults and potential hazards through the integration of drones, robots, cameras, and AI visual recognition.
2. **Energy consumption management and cost reduction:** Upgrading lighting and air-conditioning equipment, and implementing AI-driven analysis of water and electricity consumption data to achieve automatic adjustment of equipment energy consumption.
3. **Upgrade of service experience:** Establishing contactless access and intelligent assistants to relieve manual pressure, analyze information data, assist in formulating personalized service plans, and enhance the convenience and safety of property owners.
4. **Robot application services:** Exploring safe and efficient service scenarios for robots in areas such as on-campus last-mile delivery, deep cleaning and door-to-door waste collection and transportation.

Uni-Ubi will establish a long-term cooperation mechanism with the Group, continuously invest research and development efforts in independently developing and co-developing various solutions and products, ensure the priority application of relevant new products and technologies in the Group, and continuously upgrade their functions to a commercially promotable and industry-leading level.

Information on the Parties

The Group is a renowned property management service provider in China specializing in high-end properties. Adhering to the corporate purpose of “property owners first, service first, quality first” and the service concept of “serving with heart and filling home with love”, the Group is committed to becoming “the brand leader in the property industry and the standard setter of high-end service quality”.

Uni-Ubi is an artificial intelligence enterprise with years of experience in the smart community, smart property management, and smart energy conservation sectors. It has comprehensive solutions, product series and system platforms in the fields of smart property platforms and AI-driven smart energy conservation. By replacing traditional manual services with an AIoT (Artificial Intelligence of Things) management system and an integrated fire safety multimodal large model, and through intelligent health monitoring, AI-driven energy conservation control, and robotic delivery services, Uni-Ubi reduces community operational costs and realizes closed-loop value creation in community safety warning, energy consumption optimization, and last-mile logistics.

To the best of the Directors' knowledge, information and belief after making all reasonable inquiries, Uni-Ubi and its ultimate beneficial owners are third parties independent of the Group and are not connected persons of the Group (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited).

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

By Order of the Board
Binjiang Service Group Co. Ltd.
Yu Zhongxiang
Chairman and Executive Director

Hangzhou, the PRC
August 10, 2025

As at the date of this announcement, the Board comprises Mr. Yu Zhongxiang, Mr. Qi Jiaqi and Ms. Zhong Ruoqin as the executive Directors; Mr. Mo Jianhua and Mr. Cai Xin as the non-executive Directors; and Mr. Ding Jiangang, Mr. Li Kunjun and Ms. Cai Haijing as the independent non-executive Directors.