Changjiu Holdings Limited
长久股份有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 6959)

SUPPLEMENTAL ANNOUNCEMENT
(1) CONNECTED TRANSACTION AND CONTINUING CONNECTED TRANSACTION IN RESPECT OF THE PROPERTY LEASE AND COMPREHENSIVE SERVICE AGREEMENT
(2) NON-COMPLIANCE WITH THE LISTING RULES

Reference is made to the announcement of Changjiu Holdings Limited (the "**Company**") dated 31 October 2025 in relation to the connected transaction and continuing connected transaction contemplated under the Property Lease and Comprehensive Service Agreement (the "**Announcement**").

Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcement. The Company would like to provide further information in relation to the connected transaction and continuing connected transaction contemplated under the Property Lease and Comprehensive Service Agreement.

BASIS OF DETERMINING RENT AND COMPREHENSIVE SERVICE FEES

As disclosed in the Announcement, the Rent and Comprehensive Service Fees payable at RMB5.95/sq.m./day were determined with reference to the prevailing market conditions and the rental level and fees of management services of staff properties in the vicinity of the Property. The rental level and fees of management services of properties with similar sizes in similar locations ("**Comparable Properties**") range from approximately RMB5/sq.m./day to approximately RMB7.5/sq.m./day. The Rent and Comprehensive Service Fees of RMB5.95/sq.m./day represents average rental level and fees of management services of Comparable Properties.

ACCOUNTING IMPLICATION AND TREATMENT UNDER THE LISTING RULES

As disclosed in the Announcement, the Rent and Comprehensive Service Fees are regarded as an acquisition of a capital asset on the consolidated statement of financial position of the Group and a one-off connected transaction of the Company under Chapter 14A of the Listing Rules. The value of the right-of-use asset of the Property as at 1 January 2025 amounted to approximately RMB14,460 thousand.

BASIS OF PROPOSED ANNUAL CAP

As mentioned in the Announcement, pursuant to the Property Lease and Comprehensive Service Agreement, the Lessee is to pay Changjiu Industrial Staff Canteen Service Fees of RMB27.4/person/day multiplied by the actual number of diners. The proposed annual cap of the Staff Canteen Service Fees was calculated based on the following formula:

Average number of diners x Average number of working days x Staff Canteen Service Fee/per/day

Average number of diners

Due to business expansion of the Group, it was expected that there would be increase in the number of staff for 2025, mainly in the second half of 2025, at the time of entering into the Property Lease and Comprehensive Service Agreement and the average number of diners for the year 2025 would amount to approximately 600. The number of staff has been increased to 700 as at 31 October 2025.

Average number of working days

The average number of working days per year amounted to approximately 250.

Staff Canteen Service Fee/per/day

Staff Canteen Service Fees of RMB27.4/person/day was determined with reference to the historical staff canteen service fee of RMB27.4/person/day under the property lease and comprehensive service agreement as disclosed in the prospectus of the Company.

Therefore, the Directors consider that the proposed increase in annual cap is fair and reasonable and in the interests of the Company and its shareholders as a whole.

By order of the Board
Changjiu Holdings Limited
Ms. Li Guiping
Chairwoman of the Board and Executive Director

Hong Kong, 21 November 2025

As of the date of this announcement, the Board comprises Ms. Li Guiping and Mr. Bo Shijiu as executive Directors, and Mr. Shen Jinjun (the lead independent non-executive Director), Mr. Dong Yang and Mr. Wang Fukuan as independent non-executive Directors.