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中国建筑股份有限公司
CHINA STATE CONSTRUCTION ENGRG.CORP.LTD

Announcement on Investment in and Development of Real Estate Project in Beijing's Chaoyang District by CSCEC's Subsidiary

The 16th meeting of the fourth Board of Directors of China State Construction Engineering Corporation Limited (hereinafter referred to as the "Company") reviewed and approved the investment by its subsidiary, China Construction First Group Corporation Limited (hereinafter referred to as the "China Construction First Group"), in the real estate development project at the Clustered Plots of Huangshanmudian and Sunhe in Beijing's Chaoyang District (hereinafter referred to as the "Project"). Recently, a consortium led by China Construction Zhidi Real Estate Co., Ltd. (hereinafter referred to as "C-Land"), a subsidiary of China Construction First Group, has successfully secured the land use rights for the Project.

Located in Beijing's Chaoyang District, the Project comprises Plots 2107-01, 2107-02, and 2107-03 from the urban village renovation project within Huangshanmudian's bungalow zone, and Plot 2902-73 from Sunhe's land reserve project, covering a total area of about 148,300 square meters. The total building area, utilized in Floor Area Ratio (FAR) calculations, is approximately 282,700 square meters. The planned uses include residential housing, commercial spaces, and childcare facilities. C-Land and Beijing Chaoyang Urban Construction Comprehensive Development Co., Ltd. jointly established Beijing Xingding Real Estate Development Co., Ltd. (hereinafter referred to as "Beijing Xingding"), with equity stakes of 97% and 3% respectively. The consortium formed by Beijing Xingding, Beijing Fangxing Yicheng Real Estate Co., Ltd., and Guangzhou Yuexiu Huacheng Real Estate Development Co., Ltd. secured the land use rights and was responsible for project development. The land acquisition price for the Project is RMB 12.6 billion.

The acquisition of the land use right and investment and development of the project is conducive to improving the Company's influence, leading position and brand appealing in Beijing market, and help the Company to deeply cultivate the real estate development market in Beijing. This Project is an investment decision made by the Company under the current status of market and based on the actual situations, with risks fully taken into consideration. Its successful implementation is subject to certain procedural requirements. The achievement of the project's intended objectives depends on factors such as macro policies, project development cycle and market demand. Investors are advised to take heed of investment risks.

The above is hereby announced.

The Board of Directors of China State Construction Engineering Corporation Limited

April 28, 2025