

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.



服務

BINJIANG SERVICE

BINJIANG SERVICE GROUP LIMITED

濱江服務集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3316)

**CONTINUING CONNECTED TRANSACTIONS  
RENEWAL OF AGREEMENTS EXPIRING IN 2025**

**RENEWAL OF CONTINUING CONNECTED TRANSACTIONS**

17, 2025 ( ), 2026

**1. Provision of Service**

( ) 2026 ;

( ) 2026 ;

( ) 2026 ;

**2. Procurement of Assets**

( ) 2026 ,

## LISTING RULES IMPLICATIONS

14

2026

0.1%

5%

14 .76(2)

### I. SUMMARY OF CONTINUING CONNECTED TRANSACTIONS

17, 2025 ( ), 2026

#### 1. Provision of Service

- ( ) 2026 ;
- ( ) 2026 ;
- ( ) 2026 ;

#### 2. Procurement of Assets

- ( ) 2026 ,

**Nature of transaction**

<i>Partially-exempt continuing connected transactions subject to the reporting, announcement and annual review requirements but exempt from the independent Shareholders' approval requirement</i>	<b>Proposed annual cap for the year ending December 31, 2026 (RMB'000)</b>
2026	80,000
2026	40,000
2026	20,000
2026	150,000

**II. RENEWAL OF CONTINUING CONNECTED TRANSACTIONS  
SUBJECT TO THE REPORTING, ANNOUNCEMENT AND ANNUAL  
REVIEW REQUIREMENTS BUT EXEMPT FROM THE INDEPENDENT  
SHAREHOLDERS' APPROVAL REQUIREMENT**

**1. Provision of Service**

**(i) 2026 Master Proposed Management Service Agreement**

**(A) Background**

On May 5, 2024, the Company entered into a Management Service Agreement with the Service Provider for the period from May 5, 2024 to May 31, 2025, with an option to extend the term of the Management Service Agreement to May 31, 2026. The Management Service Agreement was approved by the Board of Directors on May 17, 2025.

**(B) Principal terms**

**Date:** 17, 2025

**Partie :** E

**Term:** 1, 2026  
31, 2026.

**Subject matter:** E

**Pricing and other terms :**

2026

(-)

; (-)

( ) ; ( )

E



***(E) Reasons for and benefits of entering into the 2026 Master Property Management Services Agreement***

**(B) Principal terms**

**Date:** 17, 2025

**Parity:** E

**Term:** 1, 2026  
31, 2026.

**Subject matter:** E  
( )  
E

**Pricing and other terms:** 2026  
0.1% 2%  
E  
( ) ; (-)  
; (-)  
; (-)  
( )  
E ; (-)  
E ; (-)  
E  
E  
E

Payment:

2026

**(C) Historical amounts**

	31, 2023	2024
	30, 2025,	
	E	
19.3	11.8	13.7
2023	2024	31, 2025
36.0	36.0	31, 36.0

**(D) Annual cap and basis of determination**

2026	
31, 2026	40.0
: (-)	
E	2025; (-)
; (-)	
	/
	E



**(B) Principal terms**

**Date:** 17, 2025

**Party:** E

**Term:** 1, 2026  
31, 2026.

**Subject matter:**

E  
E ( )

**Pricing and other terms:**

2026

E

2026

**(C) Historical amounts**

	31, 2023	2024
E	30, 2025,	15.3
14.6	9.0	
	31, 2023	2024
31, 2025	20.0	20.0
20.0		



2. Procurement of Assets

(i) 2026 Master Car Parking Space, Storage Room and Shop Purchase Agreement

(A) Background

On 15, 2024, the Company entered into an agreement with the Vendor for the purchase of 2026 Master Car Parking Space, Storage Room and Shop. The agreement was signed on 17, 2025. The purchase price of the assets is Rs. 31, 2025, 2026.

(B) Principal terms

Date: 17, 2025

Parties: E

Term: 1, 2026  
31, 2026.

Subject matter:

E

**Pricing and other  
item :**

2026

	31, 2023	2024
E	30, 2025,	
116.1	62.7	66.0
	31, 2025	150.0
200.0		

**(D) Annual cap and basis of determination**

2026	31, 2026
150.0	

(-)  
; (-)  
E  
2026  
; (-)  
2026

**(E) Reasons for and benefits of entering into the 2026 Master Car Parking Spaces, Storage Rooms and Shops Purchase Agreement**

/ E  
E  
(-)  
; (-)  
( )  
E ; (-)  
( )  
2026

### III. PRICING POLICY FOR CONTINUING CONNECTED TRANSACTIONS

...

( ) ... ;

( ) ... ( ) ... ;

( ) ... ( ) ... E ... ;

( ) ... ( ), ( ) ... ( ) ... ;

... ; E ... ;

... / ...

E



; ( ) 12.89%

( ) ( )

### Binjiang Real Estate

E ( : 002244)

E ( ) 45.41% ; ( ) 11.94%

; ( ) 3.22% ; ( ) 2.96%

; ( ) 1.00% ( )

5% 64% 18% E

18% ( )

### VIII. DEFINITIONS

, :

2025 E 5, 2024

2025 E 5, 2024

2025 E 5, 2024

2025 E 5, 2024

2026 , 2026  
, 2026  
, 2026  
, 2026

2026  
E  
17, 2025

2026  
E  
17, 2025

2026  
E  
17, 2025

2026  
E  
17, 2025

( )  
\*  
(杭州濱江投資控股有限公司),  
8, 2006.  
64% , 18%  
18%  
,

E | E , . \* (杭  
州濱江房產集團股份有限公司), 22, 1996,

E ( : 002244).  
E  
(-) 45.41% ; (-)  
11.94% . (-) 3.22%  
; (-) 2.96% ; (-)  
1.00% . , .

