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LOGAN

龙光集团

Logan Group Company Limited

龍光集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3380)

CONTINUING CONNECTED TRANSACTIONS

THE 2025 CCT AGREEMENTS

On 31 December 2025, the Group entered into the 2025 CCT Agreements with respect to certain arrangements between the Group, on one hand, and Logan Foundation or Logan Property Management, on the other hand, that constitute continuing connected transactions of the Company under Chapter 14A of the Listing Rules.

LISTING RULES IMPLICATIONS

The transactions contemplated under the 2025 CCT Agreements constitute continuing connected transactions for the Company under Chapter 14A of the Listing Rules.

As one or more of the applicable percentage ratios (other than the profits ratio) for the annual cap amount under each of the 2025 CCT Agreements are more than 0.1% but less than 5%, the transactions under each of the 2025 CCT Agreements are subject to the reporting, annual review and announcement requirements but exempt from the independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

THE 2025 CCT AGREEMENTS

On 31 December 2025, the Group entered into (a) the 2025 Master Project Development Management Agreement, the 2025 Master Property Management Service Agreement and the 2025 Master Lease Agreement to renew the existing arrangements and (b) the 2025 Master Asset Transfer Agreement, between the Group, on one hand, and Logan Foundation or Logan Property Management, on the other hand.

(1) 2025 Master Project Development Management Agreement

Reference is made to the Announcement in relation to, among others, the 2022 Master Project Development Management Agreement. The 2022 Master Project Development Management Agreement expires on 31 December 2025.

On 31 December 2025, Shenzhen Logan, a wholly-owned subsidiary of the Company, entered into the 2025 Master Project Development Management Agreement with Logan Foundation to renew the terms of the 2022 Master Project Development Management Agreement.

The principal terms of the 2025 Master Project Development Management Agreement are set out below:

Subject: Shenzhen Logan and its subsidiaries will provide the following services at development stages of the property projects of Logan Foundation and its subsidiaries in the PRC:

- (a) construction services, including but not limited to, foundation engineering, purchase of construction materials, decoration, fitting, electricity installation, construction of structural facilities, cleaning work upon completion of construction, onsite management and construction raw material procurement and other related services; and
- (b) design and architectural services, including but not limited to, building and structure design, planning design, architecture design, external facade design and overall planning design for the projects

(collectively, the “**Project Development Management Service**”).

Term: The 2025 Master Project Development Management Agreement has a fixed term commencing from 1 January 2026 and ending on 31 December 2028 (both days inclusive).

Pricing: As a general principle, the price and terms of the individual service agreements in respect of the Project Development Management Service will be determined in the ordinary course of business, negotiated on arm's length basis and on normal commercial terms or better to the Group.

Subject to the general principle disclosed above, the service fee shall be determined with reference to (a) the expected total construction area of the property projects to which the Project Development Management Service is required; (b) the locations of the development projects of Logan Foundation; (c) the costs for provision of the related Project Development Management Service by Shenzhen Logan (including the salaries and benefits, costs incurred for the use of facilities and disbursements to third parties); and (d) the prevailing market price for the similar services with similar size and type of projects to be provided to third parties obtained through the regular price research conducted by the Group.

Payment: Payment for the Project Development Management Service will be settled by cash at credit terms to be agreed by the parties in accordance with market practice and on normal commercial terms or better to the Group.

The 2025 Master Project Development Management Agreement is the framework agreement which provides the mechanism for the operation of the continuing connected transactions contemplated thereunder. Individual agreements may be entered for the transactions contemplated under the 2025 Master Project Development Management Agreement.

Annual Caps

The annual cap amounts for the Project Development Management Service for each of the three financial years ending 31 December 2028 are set out below:

	2026	2027	2028
	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>
Annual cap	224,000	224,000	224,000

Historical transaction amount

The historical transaction amounts under the 2022 Master Project Development Management Agreement are set out below:

	2023	2024	2025
	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>
Annual cap	320,000	320,000	320,000
Actual transaction amount	37,867	10,134	5,210 <i>(Note)</i>

Note: For the eleven months ended 30 November 2025.

Basis of annual caps

The above annual caps were determined with reference to (i) the expected amount of service fees payable to Shenzhen Logan for the provision of Project Development Management Service taking into account (a) the anticipated demand of Project Development Management Service required by Logan Foundation during the term of the 2025 Master Project Development Management Agreement taking into account of the number of property development projects of Logan Foundation in the PRC and the expected GFA to be completed for each year during the term of the 2025 Master Project Development Management Agreement, (b) the estimated costs (including labour and construction raw materials) required by the Group; and (c) the prevailing service fees charged by other independent service providers; and (ii) the historical transaction amount taking into account the anticipated recovery of the real estate sector in the PRC from 2026.

(2) 2025 Master Property Management Service Agreement

Reference is made to the Announcement in relation to, among others, the 2022 Master Property Management Service Agreement. The 2022 Master Property Management Service Agreement expires on 31 December 2025.

On 31 December 2025, Shenzhen Logan, a wholly-owned subsidiary of the Company, entered into the 2025 Master Property Management Service Agreement with Logan Property Management to renew the terms of the 2022 Master Property Management Service Agreement.

The principal terms of the 2025 Master Property Management Service Agreement are set out below:

- Subject: Logan Property Management and its subsidiaries will provide, the following services for the property projects of Shenzhen Logan and its subsidiaries:
- (a) property management services, including management, maintenance, security, environmental, cleaning and sanitation services; and
 - (b) property management related services, including but not limited to the consultation services at the pre-delivery stage of property development, display units and property sales management services, marketing services and property completion surveying services
- (collectively, the “**Property Management Service**”).
- Term: The 2025 Master Property Management Service Agreement has a fixed term commencing from 1 January 2026 and ending on 31 December 2028 (both days inclusive).
- Pricing: As a general principle, the price and terms of the individual service agreements in respect of the Property Management Service will be determined in the ordinary course of business, negotiated on arm’s length basis and at prices and on normal commercial terms or better to the Group.

Subject to the general principle disclosed above, the service fee (a) for the property management services shall be determined based on the type of property, product positioning, local government's guidance on pricing for the specific type of property, the anticipated actual cost to be incurred by Logan Property Management (including labour costs, material costs and administrative costs) and future increased cost in the provision of the services plus a reasonable profit margin which will be determined by the profit margin adopted by independent third party suppliers of similar services and similar type of projects in the market; and (b) for the property management related services shall be determined based on the expected total construction area of the property projects to which the service is required and anticipated actual cost to be incurred by Logan Property Management (including labour costs, material costs and administrative costs).

Payment: Payment for the Property Management Service will be settled by cash at credit terms to be agreed by the parties in accordance with market practice and on normal commercial terms or better to the Group.

The 2025 Master Property Management Service Agreement is the framework agreement which provides the mechanism for the operation of the continuing connected transactions contemplated thereunder. Individual agreements may be entered for the transactions contemplated under the 2025 Master Property Management Service Agreement.

Annual Caps

The annual cap amounts for the Property Management Service for each of the three financial years ending 31 December 2028 are set out below:

	2026	2027	2028
	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>
Annual cap	320,000	320,000	320,000

Historical transaction amount

The historical transaction amounts under the 2022 Master Property Management Service Agreement are set out below:

	2023	2024	2025
	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>
Annual cap	320,000	320,000	320,000
Actual transaction amount	168,861	67,301	97,040 <i>(Note)</i>

Note: For the eleven months ended 30 November 2025.

Basis of annual caps

The above annual caps were determined with reference to (i) the demand of Property Management Services of the Group having regard to the expected GFA requiring property management services, the contracted sales of the Group and the expected land bank during the term of the 2025 Master Property Management Services Agreement; (ii) the prevailing market rate of similar property management services; and (iii) the historical transaction amounts.

(3) 2025 Master Lease Agreement

Reference is made to the Announcement in relation to, among others, the 2022 Master Lease Agreement. The 2022 Lease Agreement expires on 31 December 2025.

On 31 December 2025, Shenzhen Logan, a wholly-owned subsidiary of the Company, entered into the 2025 Master Lease Agreement with Logan Foundation to renew such existing arrangement.

The principal terms of the 2025 Master Lease Agreement are set out below:

Subject: Shenzhen Logan and its subsidiaries, as lessor, will lease properties held by them in the PRC to Logan Foundation and its subsidiaries, as lessee.

Usage: The relevant properties are mixed-use properties held by the Group.

The Group is expected to lease, as lessor, to Logan Foundation and its subsidiaries, as lessee, (i) the GFA designated for running hotel use under the relevant land grants for their hotel business; and (ii) office spaces for their self-use.

Term: The 2025 Master Lease Agreement has a fixed term commencing from 1 January 2026 and ending on 31 December 2028 (both days inclusive).

Pricing: As a general principle, the rent and terms of the individual leases will be determined in the ordinary course of business, negotiated on arm's length basis and at prices and on normal commercial terms or better to the Group.

Subject to the general principle disclosed above, the rent shall be determined with reference to (i) the leasable area, location and neighborhood profile of the property; (ii) the prevailing market rent per square metre of premises similar in nature located in the vicinity; and (iii) in the case of office space, the rent per square metre charged by the Group to independent third party tenants of the Group within the same mixed-use property.

Payment: The rent will be settled by cash on a monthly basis.

The 2025 Master Lease Agreement is the framework agreement which provides the mechanism for the operation of the continuing connected transactions contemplated thereunder. Individual tenancy agreements may be entered for the transactions contemplated under the 2025 Master Lease Agreement.

Annual Caps

The annual cap amounts for the rental income for each of the three financial years ending 31 December 2028 are set out below:

	2026	2027	2028
	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>
Annual cap	100,000	100,000	100,000

Historical transaction amount

The historical transaction amounts under the 2022 Master Lease Agreement are set out below:

	2023	2024	2025
	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>
Annual cap	120,000	120,000	120,000
Transaction amount	6,853	7,371	2,580 ^(Note)

Note: For the eleven months ended 30 November 2025.

Basis of annual caps

The above annual caps were determined with reference to (i) the expected space that Logan Foundation has indicated to the Group that it would rent for hotel business and office use during the term of the 2025 Master Lease Agreement. Under the existing arrangement, Logan Foundation has leased two mixed use complexes for its hotel business located in Nanning and Huizhou from the Group; and (ii) the prevailing market rent of the premises that are expected to be leased by Logan Foundation and its subsidiaries.

(4) 2025 Master Asset Transfer Agreement

On 31 December 2025, Shenzhen Logan, a wholly-owned subsidiary of the Company, entered into the 2025 Master Asset Transfer Agreement with Logan Property Management, pursuant to which Shenzhen Logan will sell certain real estate assets to Logan Property Management from time to time as an additional sales channel for the Group's delivered projects.

The principal terms of the 2025 Master Asset Transfer Agreement are set out below:

Subject: Shenzhen Logan and its subsidiaries may, from time to time, transfer real estate assets to Logan Property Management by way of (a) to the extent the outright transfer of ownership is not permissible under PRC laws, transfer of right-of-use (including the right to occupy and transfer) of the asset or (b) transfer of ownership of the asset. The assets include car parking spaces, residential properties, commercial properties and office premises.

Term: The 2025 Master Asset Transfer Agreement has a fixed term commencing from 1 January 2026 and ending on 31 December 2028 (both days inclusive).

Pricing: As a general principle, the price and terms of the individual transfer agreements will be determined in the ordinary course of business, negotiated on arm's length basis and at prices and on normal commercial terms or better to the Group.

Subject to the general principle disclosed above, the consideration of asset transfers shall be determined with reference to various factors, including but not limited to (i) the prevailing market price of the right of use or ownership of the assets in similar projects with the same positioning, (ii) volume of the asset transfer (such as bulk purchase discount that may be offered), (iii) location of the projects, (iv) sales performance of the projects and (v) in case of a high volume of sales or where the Group considers necessary, a property valuation report prepared in-house or by an independent valuer. In any event, the consideration shall be on normal commercial terms or better to the Group.

Payment: Payment for the asset transfer will be settled by cash on terms to be agreed by the parties in accordance with market practice and shall be on normal commercial terms or better to the Group.

The 2025 Master Asset Transfer Agreement is the framework agreement which provides the mechanism for the operation of the continuing connected transactions contemplated thereunder. Individual agreements maybe entered for the transactions contemplated under the 2025 Master Asset Transfer Agreement.

Annual Caps

The annual cap amounts for the asset transfers under the 2025 Master Asset Transfer Agreement for each of the three financial years ending 31 December 2028 are set out below:

	2026	2027	2028
	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>
Annual cap	380,000	380,000	380,000

Historical transaction amount

As this is a new arrangement between the parties, there was no historical transaction amount of asset transfers in the manner contemplated in the 2025 Master Asset Transfer Agreement.

Basis of annual caps

The above annual caps were determined with reference to (i) estimated type, amount and value of the assets potentially available for transfer by Shenzhen Logan during the term of the 2025 Master Asset Transfer Agreement; (ii) the prevailing market price of the relevant assets in similar projects with the same positioning; and (iii) the expected land bank during the term of the 2025 Master Asset Transfer Agreement.

(5) Information on the parties

(i) The Group and Shenzhen Logan

The Group is principally engaged in property development and property operation in China.

Shenzhen Logan is a wholly-owned subsidiary of the Company and mainly engages in investment holding, with subsidiaries principally engaged in property development and the provision of construction services.

(ii) Logan Foundation and Logan Property Management

Logan Foundation is a company established in the PRC principally engaged in hotel and commercial property development in the PRC.

Logan Property Management is a company established in the PRC principally engaged in property management in the PRC.

(6) Reasons and benefits for entering into the 2025 CCT Agreements

The transactions contemplated under each of the 2025 CCT Agreements are in the ordinary and usual course of business of the Group.

(1) The 2025 Master Project Development Management Agreement

The businesses of the members of the Group comprise of various areas relating to property development in the PRC, including property development, design, construction, fitting and decoration. The provision of Project Development Management Service forms part of the core business of the Group and the provision of Project Development Management Service for Logan Foundation has been on-going for years with good solid track record.

(2) The 2025 Master Property Management Service Agreement

Logan Property Management has solid and extensive experience in the property management field in the PRC, the Board believes that it is beneficial to the business of the Group to engage Logan Property Management to provide Property Management Services in terms of efficiency and reliability in the provision of such services.

(3) The 2025 Master Lease Agreement

The various leasing constitute one of the business segments of the Group. The rent of properties to Logan Foundation and its subsidiaries will continue to generate rental income to the Group.

The area subject to the 2025 Master Lease agreement must be used for hotel business under the relevant land grants. While the hotel business is not a principal business segment of the Group, it is a core business segment of Logan Foundation. The Group considers that Logan Foundation's expertise and long term success in running hotels will enhance the overall image of the Group's mixed-use complexes, which in turn will be beneficial to the rental value of the other areas (including offices and retail shops) of the mixed-use complex held by the Group.

(4) The 2025 Master Asset Transfer Agreement

As the Group is principally engaged in property development, transfer of real estate assets is within the ordinary course of business of the Group. The 2025 Master Asset Transfer Agreement expands the Group's sale channels by allowing sale of assets to Logan Property Management, which would improve cash flows and boost sales of the Group, therefore increasing recovery of our investments in the projects. In particular, the 2025 Master Asset Transfer Agreement covers assets with less liquidity such as car parking spaces, the sale of which are would facilitate realising asset value in the asset.

In addition, as Logan Property Management provides property management services to projects located at or near the assets subject to the 2025 Master Asset Transfer Agreement, it would also be commercially sensible for Logan Property Management to take over the unsold assets.

Each of the 2025 CCT Agreements has been agreed on an arm's length basis, on normal commercial terms and comparable with terms available to or from independent third parties. Accordingly, the Directors (including the independent non-executive Directors and excluding Mr. Kei) consider that the terms of the 2025 CCT Agreements are fair and reasonable, on normal commercial terms and in the ordinary and usual course of business of the Group and in the interests of the Group and the Shareholders as a whole.

(7) Listing Rules implications

As at the date of this announcement, Logan Foundation is held as to 47% by Mr. Kei.

Logan Property Management is wholly-owned by Ms. Kei Perenna Hoi Ting, who is the daughter of Mr. Kei.

As such, each of Logan Foundation and Logan Property Management is a connected person of the Company. Accordingly, the transactions contemplated under the 2025 CCT Agreements constitute continuing connected transactions for the Company under Chapter 14A of the Listing Rules.

Mr. Kei is considered to have a material interest in the transactions contemplated under the 2025 CCT Agreements and therefore has abstained from voting on the board resolutions approving the entering into of the 2025 CCT Agreements.

As one or more of the applicable percentage ratios (other than the profits ratio) for the annual cap amount under each of the 2025 CCT Agreements are more than 0.1% but less than 5%, the transactions under each of the 2025 CCT Agreements are subject to the reporting, annual review and announcement requirements but exempt from the independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

(8) Internal control

Subject to the general pricing principles disclosed in the paragraph "Pricing" of each 2025 CCT Agreements above, the pricing policy will be supervised and monitored by the relevant personnel and management of the Group in charge to ensure that each of the 2025 CCT Agreements is conducted on normal commercial terms and will not be prejudicial to the interests of the Company and its Shareholders as a whole.

- (1) The Board and the senior management will conduct regular checks on a quarterly basis to review and assess whether the transactions contemplated under each of the 2025 CCT agreements are conducted in accordance with the terms of the 2025 CCT Agreements and assess whether there is a risk of exceeding the annual caps.
- (2) With respect to the 2025 Master Project Development Management Agreement, the transaction price shall be negotiated by reference to the relevant guidance prices prescribed by the government (if applicable), prices for similar services between the Group and independent third parties and those charged by competitors of comparable scale for similar transactions with their independent third parties to ensure that the transactions are on normal commercial terms or better to the Group. The relevant personnel and

management of the Group will also obtain updates on the market price on a monthly basis for the purpose of considering if the price charged is in accordance with the aforesaid pricing policy.

- (3) With respect to the 2025 Master Property Management Service Agreement, the Group shall obtain at least two quotations of similar services provided by independent third parties and review regularly to ensure that the transactions are on normal commercial terms or better to the Group.
- (4) With respect to the 2025 Master Lease Agreement, the rental price will be set with reference to the prevailing market rent of premises similar in nature located in the vicinity. To this connection, the market research department will conduct market research on the reference price by compiling a table of recent transactions of similar properties located in the vicinity prior to entering into each lease agreement. The market department will report its findings to the leasing department. In addition to the pricing, prior to entering into each tenancy agreement, the Group will ensure that the relevant terms of the tenancy agreements (including for example representations and warranties) are on normal commercial terms or better to the Group.
- (5) With respect to the 2025 Master Asset Transfer Agreement, the consideration of asset transfers shall be determined with reference to valuation reports prepared by qualified independent third party property valuers to ensure that the terms offered by the Group are on normal commercial terms or better to the Group.
- (6) The independent non-executive Directors would continue to review the transactions contemplated under the 2025 CCT Agreements and the auditors of the Company would also conduct an annual review on the pricing terms and annual caps thereof.

Accordingly, the Directors consider that the internal control mechanism is effective to ensure that the transactions contemplated under the 2025 CCT Agreements have been and will be conducted on normal commercial terms or better and not prejudicial to the interests of the Company and the Shareholders as a whole.

DEFINITIONS

Unless otherwise stated, the terms in this announcement have the following meanings:

“2022 CCT Agreements”	the 2022 Master Project Development Management Agreement, the 2022 Master Property Management Service Agreement and the 2022 Master Lease Agreement
“2022 Master Project Development Management Agreement”	the agreement dated 30 December 2022 entered into between Shenzhen Logan and Logan Foundation in relation to the provision of Project Development Management Service by Shenzhen Logan to Logan Foundation
“2022 Master Property Management Service Agreement”	the agreement dated 30 December 2022 entered into between Shenzhen Logan and Logan Property Management in relation to the provision of Property Management Service by Logan Property Management to Shenzhen Logan
“2025 CCT Agreements”	the 2025 Master Project Development Management Agreement, the 2025 Master Property Management Service Agreement, the 2025 Master Lease Agreement and the 2025 Master Asset Transfer Agreement
“2025 Master Lease Agreement”	the agreement dated 31 December 2025 entered into between Shenzhen Logan and Logan Foundation in relation to the leasing of properties held by the Group to Logan Foundation
“2025 Master Project Development Management Agreement”	the agreement dated 31 December 2025 entered into between Shenzhen Logan and Logan Foundation in relation to the provision of Project Development Management Service by Shenzhen Logan to Logan Foundation
“2025 Master Property Management Service Agreement”	the agreement dated 31 December 2025 entered into between Shenzhen Logan and Logan Property Management in relation to the provision of Property Management Service by Logan Property Management to Shenzhen Logan
“Announcement”	the announcement of the Company dated 30 December 2022 in relation to the 2022 CCT Agreements
“Board”	the board of Directors
“Company”	Logan Group Company Limited, a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Main Board of the Stock Exchange

“connected person(s)”	has the meaning ascribed thereto in the Listing Rules
“Directors”	the directors of the Company
“Group”	the Company and its subsidiaries
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Logan Foundation”	Logan Foundation Group Co., Ltd.* (龍光交通集團有限公司), a company established in the PRC with limited liability
“Logan Property Management”	Guangdong Logan Group Property Management Co., Ltd* (廣東龍光集團物業管理有限公司), a company established in the PRC with limited liability
“Mr. Kei”	Mr. Kei Hoi Pang, an executive Director and the chairman of the Board
“PRC”	the People’s Republic of China
“Project Development Management Service”	has the meaning ascribed under the paragraph headed “2025 Master Project Development Management Agreement” of this announcement
“Property Management Service”	has the meaning ascribed under the paragraph headed “2025 Master Property Management Service Agreement” of this announcement
“RMB”	Renminbi, the lawful currency of the PRC
“Share(s)”	ordinary shares with a par value of HK\$0.10 each in the capital of the Company
“Shareholder(s)”	holder(s) of the Shares
“Shenzhen Logan”	Shenzhen Logan Holdings Co., Ltd.* (深圳市龍光控股有限公司), a company established in the PRC and a wholly-owned subsidiary of the Company

“Stock Exchange” The Stock Exchange of Hong Kong Limited

“%” per cent.

By Order of the Board
Logan Group Company Limited
Kei Hoi Pang
Chairman

Hong Kong, 31 December 2025

As at the date of this announcement, the executive directors of the Company are Mr. Kei Hoi Pang, Mr. Lai Zhuobin, Ms. Huang Xiangling, Mr. Chen Yong and Mr. Zhou Ji; and the independent non-executive directors of the Company are Mr. Zhang Huaqiao, Ms. Liu Ka Ying, Rebecca, Mr. Cai Suisheng and Dr. Liu Yongping.