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**Neutech**  
**東軟睿新科技集團有限公司**  
**Neutech Group Limited**  
*(Incorporated in the Cayman Islands with limited liability)*  
**(Stock code: 9616)**

**DISCLOSEABLE TRANSACTION**

**LATEST UPDATE ON THE ACQUISITION OF LAND USE RIGHTS**

Reference is made to the announcement of Neutech Group Limited (the “**Company**”) dated 26 February 2025 (the “**Announcement**”) regarding the acquisition of land use rights of two Land Parcels located at the Nanhai District, Foshan City, Guangdong Province, the PRC. Unless the context otherwise requires, capitalized terms used in this announcement shall have the same meanings as those defined in the Announcement.

On 28 February 2025, Guangdong University entered into the Confirmation Letters with Foshan Natural Resources Bureau (佛山市自然資源局) in respect of each of the Land Parcel Acquisitions for Land Parcel A and Land Parcel B, respectively. The Board is pleased to announce that, on 12 March 2025 (after trading hours), Guangdong University entered into the Land Use Rights Grant Contracts with Foshan Natural Resources Bureau in respect of each of the Land Parcel Acquisitions for Land Parcel A and Land Parcel B, respectively.

**The Land Use Right Grant Contract for Land Parcel A:**

Date : 12 March 2025 (after trading hours)

Parties : (i) Foshan Natural Resources Bureau (as the Transferor); and  
(ii) Guangdong University (as the Transferee)

Location : The land parcel #05-02-19 located at Longitudinal Road 2 North, Dengta Community, Nanhai District, Foshan City, Guangdong Province

Land Use Purpose : Commercial and service use

Nature of Land Use : Commercial use, compatible with business use

Land Area : 38,425.19 square meters

Building Area : No more than 93,396.66 square meters

Land Use Right Duration : 40 years

Consideration : RMB83.63 million

Payment Terms : As of the date of this announcement, Guangdong University has paid an amount of approximately RMB16.73 million as the bid deposit, which shall constitute a part of the consideration for the acquisition of Land Parcel A. Guangdong University shall pay the remaining balance of the consideration for the acquisition of Land Parcel A of approximately RMB66.9 million within 30 days after entering into of the Land Use Right Grant Contract for Land Parcel A.

Delivery : Foshan Natural Resources Bureau shall deliver Land Parcel A to Guangdong University within 30 days after full settlement of the consideration for the acquisition of Parcel A by Guangdong University.

**The Land Use Right Grant Contract for Land Parcel B:**

Date : 12 March 2025 (after trading hours)

Parties : (i) Foshan Natural Resources Bureau (as the Transferor); and  
(ii) Guangdong University (as the Transferee)

Location : The land parcel #05-03-04 located at Longitudinal Road 2 West, Dengta Community, Nanhai District, Foshan City, Guangdong Province

Land Use Purpose : Industrial use

Nature of Land Use : Class I Industrial use

Land Area : 18,867.05 square meters

Building Area : No more than 47,167.63 square meters

Land Use Right Duration : 50 years

Consideration : Approximately RMB24.90 million

- Payment Terms : As of the date of this announcement, Guangdong University has paid an amount of approximately RMB4.98 million as the bid deposit, which shall constitute a part of the consideration for the acquisition of Land Parcel B. Guangdong University shall pay the remaining balance of the consideration for the acquisition of Land Parcel B of approximately RMB19.92 million within 30 days after entering into of the Land Use Right Grant Contract for Land Parcel B.
- Delivery : Foshan Natural Resources Bureau shall deliver Land Parcel B to Guangdong University within 30 days after full settlement of the consideration for the acquisition of Parcel B by Guangdong University.

By order of the Board  
**NEUTECH GROUP LIMITED**  
*Chairperson and non-executive director*  
**Dr. LIU Jiren**

Hong Kong, 13 March 2025

*As at the date of this announcement, the Board comprises Dr. LIU Jiren as chairperson and non-executive director; Dr. WEN Tao as executive director; Mr. RONG Xinjie, Dr. ZHANG Xia, Dr. ZHANG Yinghui and Mr. SUN Yinhuan as non-executive directors (aside from our chairperson); and Dr. LIU Shulian, Dr. QU Daokui and Dr. WANG Weiping as independent non-executive directors.*