泸州银行股份有限公司*
LUZHOU BANK CO., LTD.

(A joint stock company incorporated in the People's Republic of China with limited liability)
(Stock Code: 1983)

RENEWAL OF CONTINUING CONNECTED TRANSACTION PROPERTY SERVICES AGREEMENT

BACKGROUND

Reference is made to the announcement of the Bank dated August 29, 2024 in relation to, among other things, the entering into of the Existing Property Services Agreement between the Bank and Luzhou Laojiao Property Service Co., Ltd. ("**Laojiao Property Service**") on August 29, 2024.

The Existing Property Services Agreement and its annual cap will expire on July 23, 2025. Pursuant to the terms of the Existing Property Services Agreement, during the service period, the Bank will decide whether to enter into a service contract for the following year based on the quality of the services provided by Laojiao Property Service and the Bank's assessment and evaluation of Laojiao Property Service. After the Bank's assessment and evaluation of the services provided by Laojiao Property Service, the Bank has decided to engage Laojiao Property Service to continue to provide integrated property services to the Bank for the Business Building of the Head Office. On July 17, 2025, the Bank entered into the Property Services Agreement with Laojiao Property Service. The term of the Property Services Agreement is from July 24, 2025 to July 23, 2026, with a maximum annual property service fee (tax inclusive) of RMB8,980,000.

LISTING RULES IMPLICATIONS

As defined in Chapter 14A of the Listing Rules, as of the date of this announcement, Luzhou Laojiao Group, being the substantial shareholder directly and indirectly holding 15.97% of the equity interest in the Bank, is a connected person of the Bank. Laojiao Property Service, being an indirect wholly-owned subsidiary of Luzhou Laojiao Group, is also a connected person of the Bank as defined under Chapter 14A of the Listing Rules. Therefore, the entering into of the Property Services Agreement and the transaction thereunder constitute a continuing connected transaction of the Bank.

As the highest applicable percentage ratio of the annual cap under the Property Services Agreement exceeds 0.1% but is less than 5%, the Property Services Agreement and the transaction thereunder are subject to the reporting, announcement and annual review requirements under Chapter 14A of the Listing Rules, but are exempt from the independent shareholders' approval requirement.

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PROPERTY SERVICES AGREEMENT

The major terms of the Property Services Agreement are summarised as follows:

Date of agreement:	July 17, 2025
Parties:	(1) The Bank; and (2) Laojiao Property Service, as the service provider
Term:	From July 24, 2025 to July 23, 2026. During the service period, the Bank will decide whether to enter into the service contract for the following year based on the quality of services provided by Laojiao Property Service and the Bank's evaluation of Laojiao Property Service.
Subject matter:	Laojiao Property Service shall provide integrated property services for the Business Building of the Head Office during the term of the Property Services Agreement. Property services include, but are not limited to, comprehensive property management, customer (conference) service management, project management, management of security order maintenance, management of environmental maintenance and management of catering services.
Service fee and payment arrangements:	The maximum annual property service fee (tax inclusive) under the Property Services Agreement is RMB8,980,000, which translates into a monthly service fee (tax inclusive) of RMB748,333.34, and the service fee shall be settled on a monthly basis based on the actual number of people served within such monthly service fee. The service fee may be elevated by the parties by way of a separate supplementary agreement, according to the staffing needs for the Bank's property service. In the event that the final amount of the service fee exceeds the aforesaid amount, the Bank will, if necessary, make appropriate disclosure separately in accordance with the requirements of the Listing Rules in due course.

The Bank shall pay the property service fee to Laojiao Property Service on a monthly basis for the services provided under the Property Services Agreement. Before making the monthly payment, the Bank shall assess the quality of the property services provided by Laojiao Property Service for that month, and the property service fee shall only be paid if the property services provided meet the corresponding standards. The total assessment score is set at 100, and the actual amount of the property service fee payable by the Bank shall be adjusted according to the following mechanism:

(1) in the case where the total score of the monthly assessment is 90 or above, the Bank shall pay the property service fee for that month in full;

(2) in the case where the total score of the monthly assessment is between 80 and 89, the Bank shall deduct 1% from the property service fee for that month as a penalty;

(3) in the case where the total score of the monthly assessment is between 70 and 79, the Bank shall deduct 5% from the property service fee for that month as a penalty;

(4) in the case where the total score of the monthly assessment is between 60 and 69, the Bank shall deduct 10% from the property service fee for that month as a penalty; and

(5) in the case where the total score of the monthly assessment is below 60, the Bank shall deduct 20% from the property service fee for that month as a penalty.

Additionally, if the assessment score is below 80 for three consecutive months, or if inadequate service or management by Laojiao Property Service leads to negative impacts or unfavorable comments on the Bank, or causes complaints or negative evaluations from higher authorities regarding the Bank, the Bank reserves the right to terminate the Property Services Agreement and hold Laojiao Property Service accountable for any breach of agreement.

Pricing basis: The maximum annual property service fee is determined through the Bank's procurement process, which was conducted in the form of public tender, after arm's length negotiation between the parties on normal commercial terms and taking into account the following factors: (i) the location, type and scale of the property; (ii) the scale, scope, content and standard of the services to be provided; (iii) the anticipated operational cost for providing such services; (iv) the historical service fee charged by the former independent third-party service provider for the provision of integrated property services for the Business Building of the Head Office; and (v) the prevailing market fee generally charged by independent third-party service providers for provision of similar services.

HISTORICAL TRANSACTION AMOUNT AND ANNUAL CAP

The actual amount incurred in respect of the transaction under the Existing Property Services Agreement for the period commencing from July 24, 2024 to the date of this announcement is RMB8,834,911.92.

After taking into account the maximum annual property service fee stipulated under the Property Services Agreement, the annual cap in respect of the transaction thereunder for the twelve-month period from July 24, 2025 to July 23, 2026 is determined to be RMB8,980,000 (tax inclusive).

INTERNAL CONTROL MEASURES

The pricing policy for all the continuing connected transactions of the Bank will be supervised and monitored by the relevant business departments and management of the Bank to ensure the relevant continuing connected transaction is conducted on normal commercial terms and will not be prejudicial to the interests of the Bank and its shareholders as a whole.

The relevant business department of the Bank will conduct regular reviews on a monthly basis, to review and evaluate whether the transaction under the Property Services Agreement is conducted in accordance with the terms of the Property Services Agreement, and whether the fees paid for the property services comply with the above service fee terms. If the actual transaction amount under the Property Services Agreement is expected to exceed the above transaction cap, the Bank will hereby re-fulfill the relevant approval procedures and information disclosure obligations in accordance with the Listing Rules.

The independent non-executive Directors will review the transaction under the Property Services Agreement on an annual basis, to ensure that the transaction under the Property Services Agreement is on normal commercial terms in the ordinary and usual course of business of the Bank and the terms thereof are fair and reasonable and are in the interests of the Bank and its shareholders as a whole. In addition, the Bank's auditors will also conduct an annual review on the pricing and transaction cap of the transaction under the Property Services Agreement.

REASONS FOR AND BENEFITS OF ENTERING INTO THE PROPERTY SERVICES AGREEMENT

After the Bank's assessment and evaluation of the services provided by Laojiao Property Service, combined with the results of the assessment and evaluation and the daily work, the Bank considers that the property services provided by Laojiao Property Service are of a higher level, with better evaluation of the quality of the services and the timeliness of the response, and that Laojiao Property Service is able to respond to the Bank's comments and suggestions in a timely manner to rectify and improve actively, which is in line with the requirements for the renewal of the service contract for the next year. Therefore, the Bank entered into the Property Services Agreement with Laojiao Property Service to continuously guarantee and improve the stable operation of the Business Building of the Head Office, as well as to build its positive corporate image.

The Directors (including independent non-executive Directors), having made all reasonable and due inquiries, are of the view that the Property Services Agreement and the transaction thereunder are on normal commercial terms in the ordinary and usual course of business of the Bank and the terms thereof are fair and reasonable and are in the interests of the Bank and its shareholders as a whole.

In terms of entering into the Property Services Agreement, as Ms. PAN Lina, the Director, is associated with Luzhou Laojiao Group, she has abstained from voting on the relevant resolution at the Board meeting. Save as disclosed above, none of the Directors has a material interest in the above matters and is required to abstain from voting on the relevant Board resolution.

GENERAL INFORMATION

Information on the Bank

The Bank is a joint stock company incorporated in the PRC with limited liability, whose H shares are listed on the Main Board of the Stock Exchange (stock code: 1983). The Bank is primarily engaged in banking business in the PRC.

Information on Laojiao Property Service

Luzhou Laojiao Property Service Co., Ltd., established in 2018, is a company incorporated in the PRC with limited liability, and also a state-owned property service enterprise in Luzhou, the vice president unit of Luzhou Property Management Association (瀘州市物業管理協會) and a Three-star Red Property of Luzhou (瀘州市三星級紅色物業). It primarily engages in property management, logistics management service for companies, enterprise headquarters management, catering service, etc. Laojiao Property Service is an indirect wholly-owned subsidiary of Luzhou Laojiao Group (mainly engages in social economy consultation service, business management consultation, enterprise headquarters management, import and export agency, trade brokerage, etc.). The ultimate beneficial owner of Laojiao Property Service is Luzhou State-owned Assets Supervision and Administration Commission.

LISTING RULES IMPLICATIONS

As defined in Chapter 14A of the Listing Rules, as of the date of this announcement, Luzhou Laojiao Group, being the substantial shareholder directly and indirectly holding 15.97% of the equity interest in the Bank, is a connected person of the Bank. Laojiao Property Service, being an indirect wholly-owned subsidiary of Luzhou Laojiao Group, is also a connected person of the Bank as defined under Chapter 14A of the Listing Rules. Therefore, the entering into of the Property Services Agreement and the transaction thereunder constitute a continuing connected transaction of the Bank.

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DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions shall have the following meanings:

"Bank"	Luzhou Bank Co., Ltd. (泸州银行股份有限公司*), a joint stock company incorporated in the PRC with limited liability and its H shares are listed on the Main Board of the Stock Exchange (stock code: 1983)
"Board"	the board of Directors of the Bank
"Business Building of the Head Office"	the business building of the head office of the Bank, the address of which is Building 1, No. 18, Section 3, Jiucheng Avenue, Jiangyang District, Luzhou City, Sichuan Province, the PRC, with a floor area of approximately 37,460.2 sq.m.
"China" or "PRC"	the People's Republic of China, but for the purposes of this announcement and for geographical reference only, unless the context otherwise requires, excluding Hong Kong, the Macau Special Administrative Region and Taiwan of the PRC
"connected person"	has the meaning ascribed to it under the Listing Rules
"continuing connected transaction"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Bank
"Existing Property Services Agreement"	the property services agreement entered into between the Bank and Laojiao Property Service on August 29, 2024 for the provision of integrated property services for the Business Building of the Head Office
"Laojiao Property Service"	Luzhou Laojiao Property Service Co., Ltd. (瀘州老窖物業服務有限公司), a company incorporated in the PRC with limited liability and an indirect wholly-owned subsidiary of Luzhou Laojiao Group
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Luzhou Laojiao Group"	Luzhou Laojiao Group Co., Ltd. (瀘州老窖集團有限責任公司), a company incorporated in the PRC with limited liability and a substantial shareholder of the Bank
"Property Services Agreement"	the property services agreement entered into between the Bank and Laojiao Property Service on July 17, 2025 for the provision of integrated property services for the Business Building of the Head Office

"RMB"	Renminbi, the lawful currency of the PRC
"Share(s)"	share(s) of the Bank
"sq.m."	square metre(s)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"subsidiary"	has the meaning ascribed to it under the Listing Rules
"substantial shareholder"	has the meaning ascribed to it under the Listing Rules
"%"	per cent

By order of the Board
Luzhou Bank Co., Ltd.*
YOU Jiang
Chairman

Luzhou, the PRC, July 17, 2025

As at the date of this announcement, the Board comprises Mr. YOU Jiang and Mr. LIU Shirong as executive Directors; Ms. PAN Lina, Mr. XIONG Guoming, Mr. LUO Huoming and Ms. CHEN Ping as non-executive Directors; and Mr. ZHONG Jin, Mr. GAO Jinkang, Mr. CHING Yu Lung, Mr. HAN Zirong and Mr. FAN Jingdong as independent non-executive Directors.

* *Luzhou Bank Co., Ltd. is not an authorized institution within the meaning of the Banking Ordinance (Chapter 155 of the Laws of Hong Kong), not subject to the supervision of the Hong Kong Monetary Authority, and not authorized to carry on banking/deposit-taking business in Hong Kong.*