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**GUANGDONG SYNTRUST GK TESTING AND CERTIFICATION
TECH SERVICE CENTER CO., LTD.**

廣東集信國控檢測認證技術服務中心股份有限公司

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

(Stock code: 8629)

DISCLOSEABLE TRANSACTION

**INVESTMENT AGREEMENT
IN RELATION TO
ESTABLISHMENT OF INSPECTION AND MONITORING CENTER
IN XINYI CITY**

THE INVESTMENT AGREEMENT

On 15 September 2026, the Company entered into the Investment Agreement with the Xinyi Municipal Investment Promotion Bureau in relation to the Project, pursuant to which (i) the Company agreed to invest a total amount of RMB60 million in the Project, including fixed asset investment of not less than RMB50 million; and (ii) the Xinyi Municipal Investment Promotion Bureau agreed to assist the Company in implementing the Project, including, among other things, completion of the land grant procedures relating to the Project Land and obtaining relevant project approvals, registrations and licences.

GEM LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios (as defined under the GEM Listing Rules) in respect of the Project and the transactions contemplated under the Investment Agreement are more than 5% but less than 25%, the entering into of the Investment Agreement and the transactions contemplated thereunder constitute a discloseable transaction of the Company under Chapter 19 of the GEM Listing Rules and are therefore subject to the reporting and announcement requirements under the GEM Listing Rules.

INTRODUCTION

On 15 September 2026, the Company entered into the Investment Agreement with the Xinyi Municipal Investment Promotion Bureau in relation to the Project, pursuant to which (i) the Company agreed to invest a total amount of RMB60 million in the Project, including fixed asset investment of not less than RMB50 million; and (ii) the Xinyi Municipal Investment Promotion Bureau agreed to assist the Company in implementing the Project, including, among other things, completion of the land grant procedures relating to the Project Land and obtaining relevant project approvals, registrations and licences.

The principal terms of the Investment Agreement are set out below:

Date : 15 September 2026

Parties : (a) Xinyi Municipal Investment Promotion Bureau; and
(b) the Company

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Xinyi Municipal Investment Promotion Bureau and its ultimate beneficial owner(s) are independent of and not connected with the Company and its connected persons.

The Project : Pursuant to the Investment Agreement, the Company shall undertake the Project, which will principally involve the establishment and operation of an inspection and monitoring center in Xinyi City, Guangdong Province, the PRC, primarily engaged in the testing of building fire protection materials and other related testing services.

Project Land : Pursuant to the Investment Agreement, the Xinyi Municipal Investment Promotion Bureau shall assist the Company in completing the relevant land grant procedures in respect of the Project Land.

The Project Land, according to the relevant public tender announcement, is situated at Douzhou Avenue, Liuyun Industrial Park, Dongzhen Subdistrict, Xinyi City (信宜市東鎮街道六運工業園區竇州大道邊) and is expected to comprise approximately 26,873.80 sq.m. (approximately 40.31 mu) of new industrial land, with a plot ratio of not less than 0.8 and not more than 2.5. The starting bid price for the Project Land is RMB9.72 million and the required bid deposit is RMB4.86 million.

The purchase price for the Project Land will be determined based on the successful bid price in the public tender, auction and listing-for-sale process (公開招拍掛) and will be payable in accordance with the relevant Contract for the Grant of State-Owned Construction Land Use Rights (《國有建設用地使用權出讓合同》).

As at the date of this announcement, the Company has not submitted a bid for the Project Land.

Investment Amount : The total investment amount of the Project is expected to be RMB60 million, including fixed asset investment of not less than RMB50 million, comprising, among other things, investment in buildings, structures and ancillary facilities, equipment and land acquisition costs.

The total investment amount and the fixed asset investment amount were determined after arm's length negotiations between the Company and the Xinyi Municipal Investment Promotion Bureau, having taken into account, among other factors, the construction scale of the Project, market conditions, the overall development plan of the Project, land acquisition and equipment procurement requirements, as well as the investment intensity, fiscal contribution and operating revenue requirements agreed under the Investment Agreement.

It is intended that the investment amount of the Project will be principally funded by (i) the Group's internal resources; (ii) where appropriate, bank financing; and (iii) where appropriate, government investment grants.

The total investment amount set out above is indicative only, and the actual investment amount may be higher or lower than such amount depending on the actual construction progress, funding requirements, business needs and prevailing market conditions relating to the Project. That said, it is expected that the total investment amount shall not exceed RMB60 million. The Company will comply with the applicable requirements of the GEM Listing Rules and make further announcements as and when required if there is any upward adjustment in the total investment amount.

- Project Timetable** : Pursuant to the Investment Agreement, (i) the Project's construction work shall commence within three months from the date of execution of the relevant state-owned construction land use rights grant contract; and (ii) such construction work shall be completed, obtain completion acceptance and complete the relevant filing procedures within 12 months after commencement of construction; and the Project shall be completed and commence operation within 15 months from the date of execution of the relevant state-owned construction land use rights grant contract.
- Performance Commitments** : The Company undertakes that (i) the total fixed asset investment in the Project shall be not less than RMB50 million; (ii) commencing from the second full accounting year after the commencement of operations of the Project, the Company's annual fiscal contribution (meaning the tax paid by the Company to the tax authority in Xinyi City) shall be not less than RMB100,000 per mu, with a seven-year assessment period and at least four assessed years achieving an average annual fiscal contribution of not less than RMB100,000 per mu; (iii) commencing from the second full accounting year after the Project commences operation, the annual operating revenue of the Company shall average not less than RMB40 million in at least four years during the seven-year assessment period; and (iv) the Project shall create approximately 64 new employment opportunities.

- Obligations of the Xinyi Municipal Investment Promotion Bureau** : Pursuant to the Investment Agreement, the Xinyi Municipal Investment Promotion Bureau undertakes to assist the Company in, among other things, (i) obtaining project approval documents, enterprise registration and relevant licences and permits; (ii) applying for available funding support and financing assistance; (iii) coordinating issues arising during the construction and operation of the Project; and (iv) facilitating the implementation of applicable preferential policies of the PRC governmental authorities.
- Obligations of the Company** : Pursuant to the Investment Agreement, the Company undertakes, among other things, (i) to construct and operate the Project in compliance with applicable laws, regulations and industrial policies; (ii) to complete the relevant environmental impact assessment procedures, properly maintain the pollutant-treatment facilities, and ensure relevant wastes are discharged in accordance with applicable standards; (iii) to cooperate with relevant industrial investment and statistical reporting requirements; and (iv) to pay taxes in accordance with applicable laws and regulations in the PRC.

INFORMATION ON THE PARTIES

The Group

The Company's H Shares are listed on GEM of the Stock Exchange. The Group is principally engaged in the provision of construction engineering T&I services, food and agricultural testing services, hydraulic engineering T&I services, and motor vehicle testing services in the PRC.

Xinyi Municipal Investment Promotion Bureau

The Xinyi Municipal Investment Promotion Bureau is an administrative body under the People's Government of Xinyi City, which is primarily responsible for overseeing investment attraction and promotion, coordinating major investment projects and improving the business environment in Xinyi City.

The People's Government of Xinyi City is a PRC local government administered by the PRC provincial-level governments (i.e. the Guangdong provincial government). Furthermore, the Xinyi Municipal Investment Promotion Bureau does not engage in any commercial business or operate any commercial entity. As such, the Xinyi Municipal Investment Promotion Bureau constitutes a "PRC Governmental Body" under the GEM Listing Rules, and therefore not a connected person of the Company by virtue of Rule 20.09 of the GEM Listing Rules.

REASONS FOR AND BENEFITS OF ENTERING INTO THE INVESTMENT AGREEMENT

The Group intends to construct a new inspection and monitoring center primarily engaged in the testing of building fire protection materials and other related testing services. This line of business represents a new service domain for the Group, and serves as an extension of its existing principal business. In recent years, with the continuous enhancement of national and local fire safety regulatory frameworks, mandatory requirements for building fire testing have become increasingly stringent, and qualification requirements for testing institutions have also tightened, resulting in a marked increase in the overall level of standardisation in the industry. Against this backdrop, the number of building fire testing institutions with relevant qualifications in western Guangdong remains limited, rendering the supply of testing services inadequate to fully satisfy regional demand. The Directors consider that the Project will facilitate the Group's strategic expansion into this business domain, establish a differentiated market positioning, and create a new revenue growth driver for the Group.

Furthermore, the relevant testing services require the use of large-scale specialised equipment and dedicated testing facilities. The Group's existing premises fail to meet the relevant equipment and operational requirements in terms of spatial layout, floor loading capacity and ancillary facilities. Therefore, the Group considers it necessary to establish a dedicated inspection and monitoring center.

Upon reaching full production capacity in the fifth year, the Project is expected to add an incremental T&I capacity of approximately 6,625 tests/year, which comprises: (i) approximately 1,125 tests/year for fire resistance performance of building components; (ii) approximately 1,875 tests/year for flammability performance of building materials; (iii) approximately 2,375 tests/year for fire protection product performance; and (iv) approximately 1,250 tests/year for existing building renovation and government sampling inspections. The capacity ramp-up schedule is expected to be approximately 1,813 tests for Year 1, approximately 3,125 tests for Year 2, approximately 4,500 tests for Year 3, approximately 5,625 tests for Year 4, and approximately 6,625 tests for Year 5.

The Group's service market covers mainly four cities in western Guangdong, with target customers comprising (i) building construction enterprises, (ii) property developers, (iii) industrial park operators and (iv) government authorities. The Directors believe that demand for testing services from these customer groups will continue to grow, and their overall willingness to procure relevant services remains strong. Taking into account factors including policy support, limited market supply, and continuously increasing customer demand, the Directors are of the view that there is a solid market basis to absorb the new T&I capacity generated by the Project.

Based on the above, the Directors are of the view that the terms of the Investment Agreement were reached after arm's length negotiations and are on normal commercial terms, fair and reasonable and in the interests of the Company and the Shareholders as a whole.

GEM LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios (as defined under the GEM Listing Rules) in respect of the Project and the transactions contemplated under the Investment Agreement are more than 5% but less than 25%, the entering into of the Investment Agreement and the transactions contemplated thereunder constitute a discloseable transaction of the Company under Chapter 19 of the GEM Listing Rules and are therefore subject to the reporting and announcement requirements under the GEM Listing Rules.

DEFINITIONS

Unless the context otherwise requires, capitalized terms used in this announcement shall have the following meanings:

“Board”	the board of Directors;
“Company”	Guangdong Syntrust GK Testing and Certification Tech Service Center Co., Ltd. (廣東集信國控檢測認證技術服務中心股份有限公司), a joint stock company with limited liability, whose H Shares are listed on GEM of the Stock Exchange;
“connected person(s)”	has the meaning ascribed to it under the GEM Listing Rules;
“Director(s)”	the director(s) of the Company;
“GEM”	GEM operated by the Stock Exchange;

“GEM Listing Rules”	The Rules Governing the Listing of Securities on GEM of the Stock Exchange;
“Group”	the Company and its subsidiaries;
“H Share(s)”	ordinary shares in the share capital of the Company with a nominal value of RMB1.00, which are traded in HK dollars and listed on the Stock Exchange;
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC;
“Investment Agreement”	the investment agreement dated 15 September 2026 entered into between the Xinyi Municipal Investment Promotion Bureau and the Company in relation to the Project;
“PRC” or “China”	The People’s Republic of China;
“Project”	the project for the acquisition of the Project Land and the establishment and operation of an inspection and monitoring center in Xinyi City, Guangdong Province, the PRC pursuant to the Investment Agreement;
“Project Land”	the land parcel to be acquired for the purpose of the Project pursuant to the Investment Agreement;
“Share(s)”	ordinary shares in the share capital of the Company, with a nominal value of RMB1.00 each, comprising the Unlisted Shares and the H Shares;
“Shareholder(s)”	the registered holder(s) of the Share(s);
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“T&I”	testing and inspection;
“Unlisted Share(s)”	ordinary share(s) in the share capital of the Company with a nominal rate of RMB1.00, which are not listed on any stock exchange;
“Xinyi Municipal Investment Promotion Bureau”	Xinyi Municipal Investment Promotion Bureau (信宜市投資促進局), the investment promotion bureau of Xinyi City, Guangdong Province, the PRC; and

“%”

per cent.

By order of the Board
**Guangdong Syntrust GK Testing and Certification
Tech Service Center Co., Ltd.**
廣東集信國控檢測認證技術服務中心股份有限公司
Mr. Lai Feng
Chairman and executive Director

Hong Kong, 15 September 2026

As at the date of this announcement, the Board comprises of four executive Directors, namely Mr. Lai Feng, Mr. Huang Fei, Ms. Mai Jiayu and Mr. Zhang Xihua, two non-executive Directors, namely Ms. Zou Chan and Mr. Liu Juemao and three independent non-executive Directors, namely Ms. Liu Hongge, Ms. Deng Dian and Mr. Luo Qiling.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM of The Stock Exchange of Hong Kong Limited for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the “Latest Listed Company Information” page of the website of The Stock Exchange of Hong Kong Limited (www.hkexnews.hk) for at least 7 days from the date of its publication and on the website of the Company (www.xyjiance.cn).