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北京北大青鳥環宇科技股份有限公司

BEIJING BEIDA JADE BIRD UNIVERSAL SCI-TECH COMPANY LIMITED

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

(Stock Code: 08095)

**DISCLOSEABLE TRANSACTION
IN RELATION TO
PROVISION OF GUARANTEE TO AFFILIATED COMPANY**

SECOND GUARANTEE CONTRACT

Reference is made to the Announcement dated 22 April 2025 in relation to the Guarantee Contract entered into between the Company and the Bank.

On 15 May 2025, Jade Bird Fire, an associate of the Company, and the Bank entered into the Second Loan Agreement for a term of one year in relation to the grant of the Second Loan in the principal amount of RMB50,000,000 by the Bank to Jade Bird Fire. The Second Loan will be utilised by Jade Bird Fire for procurement of raw materials; and payment for transportation costs, electricity expenses, repair expenses, and other daily operating expenses.

On 15 May 2025, the Company entered into the Second Guarantee Contract with the Bank to guarantee the obligations of Jade Bird Fire under the Second Loan Agreement.

GEM LISTING RULES IMPLICATIONS

As one of the size test ratios in relation to the provision of guarantee under the Second Guarantee Contract, both when calculated individually and when aggregated with the size test ratios in relation to the provision of guarantee under the Guarantee Contract, is more than 5% but less than 25%, the transaction templated under the Second Guarantee Contract constitutes a discloseable transaction of the Company under Rule 19.08 of the GEM Listing Rules. In accordance with Rule 19.33 of the GEM Listing Rules, the transaction templated under the Second Guarantee Contract is subject to the notification and announcement requirements.

BACKGROUND

Reference is made to the announcement of Beijing Beida Jade Bird Universal Sci-Tech Company Limited (the “**Company**”) dated 22 April 2025 in relation to the Guarantee Contract entered into between the Company and the Bank (the “**Announcement**”). Unless otherwise specified, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

On 15 May 2025, Jade Bird Fire, an associate of the Company, and the Bank entered into a loan agreement (the “**Second Loan Agreement**”) for a term of one year in relation to the grant of a loan facility in the principal amount of RMB50,000,000 (the “**Second Loan**”) by the Bank to Jade Bird Fire. The Second Loan will be utilised by Jade Bird Fire for procurement of raw materials; and payment for transportation costs, electricity expenses, repair expenses, and other daily operating expenses.

On 15 May 2025, the Company entered into a guarantee contract (the “**Second Guarantee Contract**”) with the Bank to guarantee the obligations of Jade Bird Fire under the Second Loan Agreement.

SECOND GUARANTEE CONTRACT

The major terms of the Second Guarantee Contract are set out below:

Date : 15 May 2025

Parties

Lender : the Bank; and

Guarantor : the Company.

Scope and amount of the guarantee

The scope of guarantee under the Second Guarantee Contract includes the principal amount of the Second Loan of RMB50,000,000 and the interest, compound interests, default interests, default payment, liquidated damages and the expenses from realization of debt rights. The expenses from realization of debt rights include but are not limited to chaser fees, litigation costs (or arbitration costs), property security fees, announcement fees, execution fees, legal fees, travel expenses and other fees. The guarantee under the Second Guarantee Contract is a joint liability guarantee.

Term of the guarantee

The obligations of the Company under the Second Guarantee Contract will commence from the date of drawdown of the Second Loan and will expire on the date which is three years after the due date for fulfilment of all obligations under the Second Loan Agreement by Jade Bird Fire.

REASONS FOR AND BENEFITS OF THE PROVISION OF THE GUARANTEE

In April 2019, Jade Bird Fire, a then non-wholly owned subsidiary of the Company, and the Bank entered into the 2019 First Loan Agreement in respect of the grant of a loan in the principal amount of RMB50,000,000 by the Bank to Jade Bird Fire. The obligations of Jade Bird Fire under the 2019 First Loan Agreement was guaranteed by the 2019 First Guarantee Contract executed by the Company in favour of the Bank. Since the expiry of the 2019 First Loan Agreement in April 2020, Jade Bird Fire and the Bank have entered into the loan agreement annually to renew such grant of a loan in the principal amount of RMB50,000,000 by the Bank; and the Company has entered into the guarantee contract in favour of the Bank annually to secure the loan renewed under each loan agreement, details of which are set out in the Company's announcement dated 9 April 2020, 14 April 2021, 13 April 2022, 17 April 2023 and 25 April 2024. As the term of the 2024 First Loan Agreement expired on 24 April 2025, Jade Bird Fire and the Bank entered into the Loan Agreement on 22 April 2025 to renew the 2024 First Loan Agreement, and the Company and the Bank entered into the Guarantee Contract on 22 April 2025 to guarantee the obligations of Jade Bird Fire under the Loan Agreement.

In May 2019, Jade Bird Fire, a then non-wholly owned subsidiary of the Company, and the Bank entered into the 2019 Second Loan Agreement in respect of the grant of a loan in the principal amount of RMB50,000,000 by the Bank to Jade Bird Fire. The obligations of Jade Bird Fire under the 2019 Second Loan Agreement was guaranteed by the 2019 Second Guarantee Contract executed by the Company in favour of the Bank. Since the expiry of the 2019 Second Loan Agreement in May 2020, Jade Bird Fire and the Bank have entered into the loan agreement annually to renew such grant of a loan in the principal amount of RMB50,000,000 by the Bank; and the Company has entered into the guarantee contract in favour of the Bank annually to secure the loan renewed under each loan agreement, details of which are set out in the Company's announcement dated 13 May 2020, 10 May 2021, 11 May 2022, 15 May 2023 and 16 May 2024. As the term of the 2024 Second Loan Agreement will expire, Jade Bird Fire and the Bank entered into the Second Loan Agreement to renew the 2024 Second Loan Agreement.

On 9 August 2019, the shares of Jade Bird Fire were listed on the SME Board of the Shenzhen Stock Exchange. Following the completion of such listing, the equity interest of the Company in Jade Bird Fire was diluted from 51.02% to 38.27% and Jade Bird Fire ceased to be a non-wholly owned subsidiary of the Company and became an associate of the Company. As at the date of this announcement, the Company owns 21.89% of the equity interest of Jade Bird Fire.

Having considered that (i) the Company owns 21.89% of the equity interest of Jade Bird Fire, (ii) the Company previously executed the 2024 First Guarantee Contract, the 2024 Second Guarantee Contract and the Guarantee Contract in favor of the Bank to secure the obligations of Jade Bird Fire under the 2024 First Loan Agreement, the 2024 Second Loan Agreement and the Loan Agreement respectively; (iii) the provision of the guarantee under the Second Guarantee Contract can facilitate Jade Bird Fire meeting its financial needs and hereby benefiting the business operation of Jade Bird Fire; and (iv) the terms of the Second Guarantee Contract were determined by the parties after arm's length negotiation, the Directors are of the view that the terms of the Second Guarantee Contract are on normal commercial terms and are fair and reasonable and in the interest of the Company and its shareholders as a whole.

INFORMATION ON THE COMPANY, THE BORROWER AND THE LENDER

The Company

The Company, through its subsidiaries, is principally engaged in the development of travel and leisure business, investment holding, trading of metallic products and sales and production of LED devices.

The Borrower

Jade Bird Fire is a company established in the PRC with limited liability whose shares were listed on the SME Board of the Shenzhen Stock Exchange. Jade Bird Fire is engaged in the research, development, manufacture, marketing and sale of wireless fire alarms and interactive control systems and the provision of related after-sales services.

The Lender

The Bank is a branch of Bank of Communications Co., Ltd., a licensed bank in the PRC. The shares of Bank of Communications Co. Ltd. are listed on various stock exchanges as follows:

| Classes | Stock exchange | Stock code |
|---------------------------|------------------------------|-------------------|
| A share | The Shanghai Stock Exchange | 601328 |
| H share | The Hong Kong Stock Exchange | 3328 |
| Domestic preference share | The Shanghai Stock Exchange | 360021 |

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Bank and its ultimate beneficial owner are Independent Third Parties.

GEM LISTING RULES IMPLICATIONS

As one of the size test ratios in relation to the provision of guarantee under the Second Guarantee Contract, both when calculated individually and when aggregated with the size test ratios in relation to the provision of guarantee under the Guarantee Contract, is more than 5% but less than 25%, the transaction templated under the Second Guarantee Contract constitutes a discloseable transaction of the Company under Rule 19.08 of the GEM Listing Rules. In accordance with Rule 19.33 of the GEM Listing Rules, the transaction templated under the Second Guarantee Contract is subject to the notification and announcement requirements.

On behalf of the Board
Beijing Beida Jade Bird Universal Sci-Tech Company Limited
Zheng Zhong
Chairman

Beijing, the PRC
15 May 2025

As at the date of this announcement, Ms. Zheng Zhong, Mr. Wang Xingye and Ms. Guan Xueming are executive Directors, Mr. Liu Ziyi is non-executive Director and Mr. Tang Xuan, Mr. Shen Wei and Ms. Liu Zhangchi are independent non-executive Directors.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules 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 Stock Exchange's website at "www.hkexnews.hk" on the "Latest Listed Company Information" page for at least 7 days from the date of its posting and on the website of the Company at "www.jbu.com.cn".