Guangdong Huayan Robotics Co., Ltd.
廣東華沿機器人股份有限公司

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

(Stock Code: 1021)

DISCLOSEABLE TRANSACTION ACQUISITION OF A PROPERTY

THE ACQUISITION

The Board is pleased to announce that on June 10, 2026 (after trading hours), the Company (as the Purchaser) and Pengxia Robotics (as the Vendor) entered into the Agreement, pursuant to which, the Company agreed to acquire and Pengxia Robotics agreed to sell the Property at a Consideration of RMB85,106,630.

IMPLICATIONS UNDER THE LISTING RULES

As the highest applicable percentage ratio in respect of the Acquisition exceeds 5% but is less than 25%, the Acquisition constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules but is exempt from the shareholders' approval requirement.

INTRODUCTION

The Board is pleased to announce that on June 10, 2026 (after trading hours), the Company (as the Purchaser) and Pengxia Robotics (as the Vendor) entered into the Agreement, pursuant to which, the Company agreed to acquire and Pengxia Robotics agreed to sell the Property at a Consideration of RMB85,106,630.

PRINCIPAL TERMS OF THE AGREEMENT

Date

June 10, 2026

Parties

(1) the Company (as the Purchaser); and

(2) Pengxia Robotics (as the Vendor).

Nature of the Transaction

The Purchaser agreed to acquire and the Vendor agreed to sell the Property.

Consideration and Payment Terms

The Consideration for the Acquisition is RMB85,106,630.

The Purchaser shall make payment in three instalments in accordance with the following payment schedule, the specific arrangement for which is as follows:

- First instalment (down payment): Within 15 days from the date of entering into the Agreement, the Purchaser shall pay a total amount of RMB25,531,989 to the Vendor representing 30% of the Consideration.

- Second instalment (delivery payment): Within 15 days from the date the Vendor delivers the Property to the Purchaser and the Parties complete the delivery and handover of the Property (as evidenced by the signing of the Receipt of Commercial Property (《商品房交接單》) by the Parties and subject to the actual transfer and handover), which enables the Purchaser to commence renovation work, the Purchaser shall pay a total amount of RMB34,042,652 to the Vendor representing 40% of the Consideration.

- Third instalment (transfer payment): Within 15 days from the date the Vendor assists the Purchaser in applying to the real estate registration authority for processing the transfer registration of building ownership of the Property, the Purchaser shall pay a total amount of RMB25,531,989 to the Vendor representing 30% of the Consideration.

Source of Funds

The Company will fund the Acquisition through the internal resources of the Group. For the avoidance of doubt, the aforementioned funds do not involve any proceeds raised by the Company in connection with its Listing.

BASIS FOR DETERMINING THE CONSIDERATION

The Consideration was calculated based on the unit price of the Property (RMB3,500 per square meter) and the gross floor area (24,316.18 square meters).

The Consideration was determined by the Parties after arm's length negotiation with reference to, among other things, (i) the recent market price of properties in another surrounding industrial park, being RMB3,600 to RMB3,800 per square meter; (ii) the price of transaction concluded by the Vendor and a local state-owned platform in respect of properties within such industrial park, being RMB3,480 per square meter; (iii) the geographical location and transportation convenience of the Property; and (iv) the significant industrial agglomeration effect to be generated by the industrial park where the Property is located.

In addition, the Consideration is consistent with the valuation of the Property, being RMB86,430,000. The valuation was performed by an independent professional property valuer engaged by the Company based on an evaluation reference date of May 18, 2026, using rental capitalization method and taking into account that the Property is a completed income-generating property available for lease and capable of generating rental income. Such valuation was also based on the lease information related to similar properties in the market.

Closing

The Vendor shall, before September 30, 2026, complete all its obligations to assist the Purchaser in applying to the real estate registration authority for processing the transfer registration of building ownership of the Property.

If the registration of transfer fails to be completed before the aforesaid deadline due to reasons attributable to the Vendor, the Purchaser shall be entitled to terminate the Agreement. Should the Purchaser terminate the Agreement, it shall notify the Vendor in writing. The Vendor shall, within 15 days from the date of service of such termination notice, refund to the Purchaser the Consideration paid, and shall pay to the Purchaser liquidated damages at the rate of 0.005% per day of the total Consideration from the date on which the Purchaser make such payment until the date of service of the termination notice. If the Purchaser does not terminate the Agreement, the Vendor shall pay to the Purchaser liquidated damages at the rate of 0.005% per day of the total Consideration, from the day immediately following the expiry of the deadline by which the Purchaser should have completed the registration of building ownership up to the actual date of completion of such registration.

INFORMATION ABOUT THE PARTIES

The Company

The Company is a joint stock limited liability company incorporated under the laws of the PRC and is primarily engaged in the development, manufacturing and sale of collaborative robots and core motion components. In particular, collaborative robots deliver high stability, precision and motion control. With tailor functionality to specific use cases, they are adopted across a broad range of industry sectors, including 3C electronics, automotive, semiconductors, healthcare, metal processing and logistics. The product portfolio of core motion components continues to expand, meeting the critical demand for motion components with high precision and reliability in fields such as humanoid robots, semiconductors and precision testing.

Pengxia Robotics

Pengxia Robotics is a limited liability company incorporated under the laws of the PRC. It is principally engaged in a full range of business, including research, development and transformation of robot technology, industrial park management, industrial real estate development, leasing and sale of factory premises, property management, technology innovation brokerage, and real estate brokerage.

As at the date of this announcement, Pengxia Robotics is held as to approximately 99.998% by Pengxia Investment (Shenzhen) Co., Ltd. (鵬廈投資(深圳)有限責任公司), which is de facto controlled and ultimately beneficially owned by Ms. Wang Juanxia (汪娟霞). To the best of the knowledge, information and belief of the Board, having made all reasonable enquiries, as at the date of this announcement, Pengxia Robotics and its ultimate beneficial owner are third parties independent of the Company and its connected persons.

INFORMATION ABOUT THE PROPERTY

The Property is situated at Floors 7-13 of Building 1 of the Pengxia Robotics Intelligent Manufacturing Park (鵬廈機器人智造園), No. 09, Keyun 7th Road, Huicheng, Xinhui District, Jiangmen City, Guangdong Province, with a gross floor area of 24,316.18 square meters and a land use right area of 62,960 square meters. The land on which the Property is situated is zoned for industrial use.

As the Property was self-built and is solely owned by the Vendor, rather than being acquired from a third party, there is no initial acquisition cost for the Property.

As of the date of this announcement, the Property has not yet been in operation and is not subject to any lease. The Property has been mortgaged, and the mortgagee of which is Industrial and Commercial Bank of China Limited, Jiangmen Xinhui Branch (中國工商銀行股份有限公司江門新會支行). The aforesaid mortgage is required to be discharged prior to the transfer registration of the Property.

To the best of knowledge, information and belief of the directors, having made all reasonable enquiries, the Property was not an income-generating asset during a material period within the two financial years immediately preceding the Acquisition. Accordingly, no net profit was attributable to the Property during the relevant period, whether on a pre-tax or post-tax basis. The unaudited book value of the Property was RMB80,510,386 as at March 31, 2026.

REASONS FOR THE ACQUISITION

The Company expects that its existing production capacity will reach full utilisation by the end of this year. As stated in the section headed "Future Plans and Use of Proceeds" in the Prospectus, the Group plans to further expand its production facility and increase its production capacity to fulfil the production needs as the Group's business continues to grow. Specifically, the Group plans to construct a new production facility. However, compared with the aforementioned traditional cycle of land acquisition and plant construction, following the acquisition of the Property (including the factory premises), the Group will be able to achieve rapid commencement of production and convergence of the capacity gap, thereby further helping the Company to solidify the foundation of its intelligent manufacturing business and accelerating its scaling-up development.

In addition, the Company considers that the Property is located in the Guangdong Rail Transit Industrial Park (廣東軌道交通產業園) in Xinhui District, Jiangmen City, where the regional multi-dimensional transportation system is well-developed, integrating high-speed rail, expressways, ports, and aviation resources. It is approximately a 5-minute drive to the Jiangmen Railway Station, and the one-hour transportation circle covers core cities in the Greater Bay Area such as Guangzhou, Shenzhen, Foshan, Dongguan, Zhongshan, Zhuhai, Hong Kong and Macau. The surrounding area of the industrial park is well-equipped with residential, educational, medical and commercial amenities, with mature conditions for living and business support, which provide convenient geographical location and transportation. The industrial park in which the Property is located focuses on the layout of leading industries such as robotics, intelligent sensors and high-end intelligent manufacturing. Leveraging on the advantageous support presented by provincial and municipal key industrial projects, it directionally introduces leading enterprises in the industrial chain and high-tech enterprises, aggregates quality upstream and downstream industrial resources, constructs a full-chain industrial closed loop, and strives to build a benchmark industrial cluster for intelligent manufacturing in the Guangdong-Hong Kong-Macao Greater Bay Area, with prominent industrial agglomeration and empowerment effects. By acquiring the Property, the Company can effectively implement its production capacity expansion plan, optimise its production layout, and gain convenient access to upstream and downstream resources in the vicinity, thereby reducing costs, enhancing efficiency, and expanding the market coverage.

Having considered the above factors, the directors (including all the independent non-executive directors) are of the view that although the Acquisition and the transactions contemplated thereunder are not entered into in the ordinary and usual course of business of the Company by their nature, they are entered into on normal commercial or better terms, are fair and reasonable, and are in the interests of the Company and the shareholders of the Company as a whole.

IMPLICATIONS UNDER THE LISTING RULES

As the highest applicable percentage ratio in respect of the Acquisition exceeds 5% but is less than 25%, the Acquisition constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules but is exempt from the shareholders' approval requirement.

DEFINITIONS

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

"Acquisition"	the Company's agreement to acquire and Pengxia Robotics' agreement to sell the Property pursuant to the terms and conditions of the Agreement
"Agreement"	the sale and purchase agreement for the Property entered into by the Parties on June 10, 2026 (after trading hours) in relation to the Acquisition
"Board"	the board of directors of the Company
"PRC"	the People's Republic of China excluding, for the purposes of this announcement, Hong Kong, the Macao Special Administrative Region and Taiwan

"Company" or "Purchaser"	Guangdong Huayan Robotics Co., Ltd. (廣東華沿機器人股份有限公司) (previously known as Guangdong Huayan Robotics Co., Ltd. (廣東華沿機器人有限公司) and Shenzhen Dazu Robot Co., Ltd. (深圳市大族機器人有限公司)), a limited liability company incorporated in the PRC on September 7, 2017 and converted into a joint stock limited liability company on May 22, 2025, the H shares of which are listed on the Main Board of the Hong Kong Stock Exchange (stock code: 1021)
"Consideration"	the consideration paid by the Company to Pengxia Robotics for the Acquisition, being RMB85,106,630
"Group"	the Company and its subsidiaries
"Hong Kong Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Listing"	listing of the H shares of the Company on the Main Board of the Hong Kong Stock Exchange
"Listing Rules"	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended, supplemented or otherwise modified from time to time
"Pengxia Robotics" or "Vendor"	Guangdong Pengxia Robotics Co., Ltd. (廣東鵬廈機器人有限公司), a limited liability company incorporated under the laws of the PRC
"Parties"	the parties to the Agreement, namely the Company and Pengxia Robotics
"Property"	the factory premises comprising Floors 7-13 of Building 1 of the Pengxia Robotics Intelligent Manufacturing Park (鵬廈機器人智造園) situated at No. 09, Keyun 7th Road, Huicheng, Xinhui District, Jiangmen City, Guangdong Province, with a gross floor area of 24,316.18 square meters, as described in the section headed "INFORMATION ABOUT THE PROPERTY" in this announcement
"Prospectus"	the prospectus issued in connection with the Hong Kong Public Offering by the Company dated March 20, 2026
"RMB"	Renminbi, the lawful currency of the PRC
"%"	per cent

By order of the Board
Guangdong Huayan Robotics Co., Ltd.
Mr. Wang Guangneng
Executive Director and Chairman of the Board

Guangdong, the PRC
June 10, 2026

As at the date of this announcement, the directors of the Company are: (i) Mr. Wang Guangneng, Mr. Zhang Guoping and Mr. Zhang Yingtao as executive directors; (ii) Dr. Fang Bin as non-executive director; and (iii) Dr. Wang Yihua, Dr. Huang Kai and Ms. Gao Li as independent non-executive directors.