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PACIFIC CENTURY PREMIUM DEVELOPMENTS LIMITED

盈科大衍地產發展有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 00432)

**CONTINUING CONNECTED TRANSACTIONS
WITH REACH NETWORKS**

The Board announces that PCPD FM has entered into two agreements with Reach Networks on 30 December 2024 for the provision of facilities management services and lease & tenant management services from 1 January 2025 to 31 December 2027.

Reach Networks is a wholly-owned subsidiary of Reach which is an associate of PCCW. PCCW is a substantial shareholder of the Company and it indirectly holds approximately 30.07% of the issued share capital of the Company. Accordingly, Reach Networks is a connected person of the Company under Chapter 14A of the Listing Rules. The transactions contemplated under the Agreements therefore constitute continuing connected transactions of the Company under Chapter 14A of the Listing Rules.

As one or more of the applicable percentage ratios calculated pursuant to Chapter 14A of the Listing Rules in respect of the Annual Caps exceed 0.1% but all of them are less than 5%, the transactions are subject to the reporting, announcement and annual review requirements but are exempt from the independent shareholders' approval and circular requirements under Chapter 14A of the Listing Rules.

BACKGROUND

Reference is made to the Company's announcement dated 28 December 2022 (the "2022 Announcement") in relation to the continuing connected transactions with Reach Networks. As disclosed in the 2022 Announcement, PCPD FM has been providing certain facilities management services and certain lease & tenant management services to Reach Networks. The relevant agreements in respect of the provision of such services will expire on 31 December 2024.

CONTINUING CONNECTED TRANSACTIONS WITH REACH NETWORKS

The Board announces that PCPD FM has entered into the following Agreements for the provision of facilities management services and lease & tenant management services to Reach Networks. The transactions contemplated under the Agreements constitute continuing connected transactions of the Company under Chapter 14A of the Listing Rules. The principal terms of the Agreements are set out below:

(1) Facilities Management Services Agreement

Date: 30 December 2024

Parties: Reach Networks and PCPD FM

Term: From 1 January 2025 to 31 December 2027

Services provided: The services that PCPD FM will provide to Reach Networks and its subsidiaries are the management and coordination of the relevant personnel and teams for the provision of facilities management services as set out in the Facilities Management Services Agreement.

Fees and disbursements:

Period	Fees and disbursements
From 1 January 2025 to 31 December 2025 (both dates inclusive)	Management Fee – HK\$8,027,040 per annum payable in 12 equal monthly instalments Administration Fee* - HK\$60,000 per month
From 1 January 2026 to 31 December 2026 (both dates inclusive)	Management Fee - HK\$8,302,980 per annum payable in 12 equal monthly instalments Administration Fee* - HK\$60,000 per month
From 1 January 2027 to 31 December 2027 (both dates inclusive)	Management Fee - HK\$8,572,080 per annum payable in 12 equal monthly instalments Administration Fee* - HK\$60,000 per month

* This Administration Fee is to cover the cost for administration services.

Project management service provided by PCPD FM for any extra project at the request of Reach Networks is subject to an extra fee calculated based on the project sum. The extra fee payable will be (a) 5% of the project sum if the project sum is HK\$2,000,000 or below (if the extra fee payable as calculated by the above formula is less than HK\$20,000, then the fee payable for the services for the relevant extra project shall be HK\$20,000); or (b) 3% of the project sum if the project sum is above HK\$2,000,000.

Co-ordination and/or monitoring work performed by PCPD FM at the request of Reach Networks on Reach Networks' other projects can be provided for extra fees. The extra fees will be charged on the basis of HK\$200 per hour.

The fees payable under the Facilities Management Services Agreement are determined in the ordinary course of business on normal commercial terms by taking reference to the scope of the services required, the anticipated costs of providing such services and the anticipated increase in such costs during the term of the agreement.

(2) Lease & Tenant Management Services Agreement

Date: 30 December 2024

Parties: Reach Networks and PCPD FM

Term: From 1 January 2025 to 31 December 2027

Services provided: The services that PCPD FM will provide to Reach Networks and its subsidiaries are the management and coordination of the relevant personnel and teams for the provision of lease & tenant management services as set out in the Lease & Tenant Management Services Agreement.

Fees and disbursements:

Period	Fees and disbursements
From 1 January 2025 to 31 December 2025 (both dates inclusive)	Management Fee - HK\$366,000 per annum payable in 12 equal monthly instalments
From 1 January 2026 to 31 December 2026 (both dates inclusive)	Management Fee - HK\$366,000 per annum payable in 12 equal monthly instalments
From 1 January 2027 to 31 December 2027 (both dates inclusive)	Management Fee - HK\$382,560 per annum payable in 12 equal monthly instalments

Co-ordination and/or monitoring work performed by PCPD FM at the request of Reach Networks on Reach Networks' other projects can be provided for extra fees. The extra fees will be charged on the basis of HK\$200 per hour.

The fees payable under the Lease & Tenant Management Services Agreement are determined in the ordinary course of business on normal commercial terms by taking reference to the scope of the services required, the anticipated costs of providing such services and the anticipated increase in such costs during the term of the agreement.

HISTORICAL TRANSACTION AMOUNTS AND ANNUAL CAPS**Historical transaction amounts**

The approximate historical aggregate values/estimated amounts for the service fees and disbursements charged by PCPD FM for facilities management services and lease & tenant management services for the financial year ended 31 December 2023 and for the financial year ending 31 December 2024 are set out below:

	Aggregate Values <i>(HK\$'000, rounded to the nearest thousand)</i>	
	Financial year ended/ending 31 December	
	<u>2023</u>	<u>2024</u> (Estimate)
Facilities Management Services Agreement	8,081	8,238
Lease & Tenant Management Services Agreement	354	361
Aggregated transaction amount	<u>8,435</u>	<u>8,599</u>

(Note: In the above table, the figures in the column "2024" are derived from the aggregate of the actual values of the relevant transactions for the ten months ended 31 October 2024 and the estimated values of those transactions for November and December 2024; the figures in the column "2023" are the actual amounts of the relevant transactions for the financial year ended 31 December 2023.)

The Company confirms that the annual caps for transaction amounts under Facilities Management Services Agreement and Lease & Tenant Management Services Agreement for the financial year ended 31 December 2023 were not exceeded, and that for the financial year ending 31 December 2024 will not be exceeded, as set out in the 2022 Announcement.

Annual caps

Any contractors who are required to be involved in the provision of facilities management services and lease & tenant management services to Reach Networks and its subsidiaries will be engaged by Reach Networks directly. By reference to previous transactions and figures in the published information of the Group and after taking into account of possible inflation and reasonable buffer, the annual aggregate fees of the Facilities Management Services Agreement and Lease & Tenant Management Services Agreement will not exceed the Annual Cap of HK\$9,500,000 and HK\$500,000 respectively for each of the financial years ending 31 December 2025, 31 December 2026 and 31 December 2027.

REASONS FOR ENTERING INTO THE AGREEMENTS AND VIEWS OF THE DIRECTORS

As the principal business of the Group is property development and management, the provision of facilities management services and the lease & tenant management services have formed part of the normal commercial activities of the Group. The Directors (including the independent non-executive Directors) consider that the transactions have been entered into in the usual and ordinary course of business of the Group. They also consider that the Agreements have been negotiated and conducted on an arm's length basis between the parties and are on normal commercial terms.

The Directors (including the independent non-executive Directors) are of the view that the terms of the Agreements are fair and reasonable and in the interests of the Company and its shareholders as a whole.

As no Director has any material interest in the Agreements or the transactions contemplated thereunder, none of the Directors have abstained from voting on the Board resolutions approving the Agreements and the related transactions.

LISTING RULES IMPLICATIONS

Reach Networks is a wholly-owned subsidiary of Reach which is an associate of PCCW. PCCW is a substantial shareholder of the Company and it indirectly holds approximately 30.07% of the issued share capital of the Company. Accordingly, Reach Networks is a connected person of the Company under Chapter 14A of the Listing Rules. The transactions contemplated under the Agreements therefore constitute continuing connected transactions of the Company under Chapter 14A of the Listing Rules.

As one or more of the applicable percentage ratios calculated pursuant to Chapter 14A of the Listing Rules in respect of the Annual Caps exceed 0.1% but all of them are less than 5%, the transactions are subject to the reporting, announcement and annual review requirements but are exempt from the independent shareholders' approval and circular requirements under Chapter 14A of the Listing Rules. Details of the transactions will be disclosed in the Company's annual report in accordance with Rule 14A.49 and Rule 14A.71 of the Listing Rules.

GENERAL

The Group is principally engaged in the development and management of premium-grade property and infrastructure projects as well as premium-grade property investments.

Reach is a provider of international bandwidth services and operates submarine cable systems and satellite facilities in Asia.

PCCW Group is principally engaged in the provision of technology and telecommunications and related services including enterprise solutions, mobile services, total home solutions, media entertainment and other new businesses such as loyalty platform, financial services and healthtech services in Hong Kong, the Asia Pacific region and other parts of the world; and investments in, and development of, systems integration and information technology-related businesses. Through HK Television Entertainment Company Limited, PCCW also operates a domestic free television service in Hong Kong. PCCW Group also has an interest in the development and management of premium-grade property and infrastructure projects as well as premium-grade property investments through its interest in the Company.

DEFINITIONS

In this announcement, the following expressions have the meanings set out below unless the context requires otherwise:

“Agreements”	the Facilities Management Services Agreement and the Lease & Tenant Management Services Agreement
“Annual Caps”	the annual caps of continuing connected transactions for the three financial years ending 31 December 2025, 31 December 2026 and 31 December 2027 as set out in this announcement
“associate”	has the meaning ascribed to it under the Listing Rules
“Board”	the board of Directors of the Company
“Company”	Pacific Century Premium Developments Limited, a company incorporated in Bermuda with limited liability, the shares of which are listed on the main board of the Stock Exchange (stock code: 00432)
“connected person”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	the director(s) of the Company
“Facilities Management Services Agreement”	the facilities management services agreement entered into between Reach Networks and PCPD FM dated 30 December 2024 in connection with the provision of facilities management services
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Lease & Tenant Management Services Agreement”	the lease & tenant management services agreement entered into between Reach Networks and PCPD FM dated 30 December 2024 in connection with the provision of lease & tenant management services
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“PCCW”	PCCW Limited, a company incorporated in Hong Kong with limited liability, the shares of which are listed on the main board of the Stock Exchange (stock code: 00008) and traded in the form of American Depositary Receipts on the OTC Markets Group Inc. in the United States of America (ticker: PCCWY), which indirectly holds approximately 30.07% of the issued share capital of the Company as at the date of this announcement
“PCCW Group”	PCCW and its subsidiaries
“PCPD FM”	PCPD Facilities Management Limited, a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company
“percentage ratios”	has the meaning ascribed to it under Chapter 14 of the Listing Rules

“Reach”	Reach Ltd., a company incorporated in Bermuda with limited liability and a 50:50 joint venture between Telstra Corporation Limited (through its subsidiaries) and the PCCW Group
“Reach Networks”	Reach Networks Hong Kong Limited, a company incorporated in Hong Kong with limited liability and a wholly-owned subsidiary of Reach
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“substantial shareholder”	has the meaning ascribed to it under the Listing Rules
“%”	per cent

By Order of the Board
Pacific Century Premium Developments Limited
Cheung Kwok Kuen Alan
General Counsel and Company Secretary

Hong Kong, 30 December 2024

As at the date of this announcement, the directors of the Company are as follows:

Executive Directors:

Li Tzar Kai, Richard; and Benjamin Lam Yu Yee (Deputy Chairman and Group Managing Director)

Non-Executive Director:

Dr Allan Zeman, GBM, GBS, JP

Independent Non-Executive Directors:

Prof Wong Yue Chim, Richard, SBS, JP (Independent Non-Executive Chairman); Chiang Yun; and Dr Vince Feng

* *For identification only*