



Hutchison Port Holdings Trust is a business trust constituted on 25 February 2011 under the laws of the Republic of Singapore and managed by Hutchison Port Holdings Management Pte. Limited.

## EXPROPRIATION OF CERTAIN LAND AND ATTACHMENTS THERETO IN YANTIAN

Hutchison Port Holdings Management Pte. Limited, as trustee-manager of Hutchison Port Holdings Trust ("**HPH Trust**") and the trustee-manager of HPH Trust, the "**Trustee-Manager**", refers to its announcement of 31 July 2024 ("**Previous Announcement**") in relation to the compulsory expropriation of certain land owned by, among others, Yantian International Container Terminals Limited (盐田国际集装箱码头有限公司) ("**YICT**") for the purpose of redeveloping certain land located along the Pingyan railway between Pinghu South station and Yantian Port station by the Shenzhen Municipal Government, and wishes to inform the unitholders of HPH Trust of the following updates.

*Unless otherwise stated, capitalised terms used herein shall have the same meaning given to them in the Previous Announcement.*

### 1. **ADDITIONAL EXPROPRIATION**

Since the Previous Announcement, the Shenzhen Municipal Government has modified its plan for the Project. An additional area of approximately 7,775 m<sup>2</sup> owned by YICT together with the immovable assets attached to the land will be expropriated (collectively the "**YICT Additional Expropriated Assets**"). The land to be expropriated is currently not in use by YICT for operational purpose.

### 2. **2<sup>ND</sup> YICT EXPROPRIATION AGREEMENT**

In this connection, YICT has on 12 December 2025, entered into an expropriation and compensation agreement ("**2<sup>nd</sup> YICT Expropriation Agreement**") with 深圳市盐田区土地整备事务中心 ("**YTLAC**"). Pursuant to the 2<sup>nd</sup> YICT Expropriation Agreement, YTLAC shall pay to YICT a compensation for an aggregate amount of RMB15,565,417 (approximately S\$2,850,809) (the "**2<sup>nd</sup> YICT Compensation**").

The rest of the key terms of the 2<sup>nd</sup> YICT Expropriation Agreement are substantially the same as the YICT Expropriation Agreement as disclosed in the Previous Announcement except that the 2<sup>nd</sup> YICT Compensation will be payable in one tranche.

The Trustee-Manager has been informed by YTLAC that the 2<sup>nd</sup> YICT Compensation was determined based on the valuation as at 26 October 2023 as set out in the valuation report issued by Shenzhen Guohongtai Land & Real Estate Appraisal Co., Ltd. dated 15 August 2025, an independent professional valuer commissioned by YTLAC. The valuation of the YICT Additional Expropriated Assets determined by the valuer was RMB 14,824,207 (equivalent to approximately S\$2,715,056). The valuation was assessed based on the income approach, cost approximation approach and cost approach.

Different from the expropriation announced in the Previous Announcement, the relative figures computed on the bases set out in Rule 1006 of the Listing Manual in respect of the expropriation of the YICT Additional Expropriated Assets are less than 5.0%, and accordingly, such expropriation constitutes a non-discloseable transaction for the purposes of Chapter 10 of the Listing Manual.

For the avoidance of doubt, no divestment fee is payable to the Trustee-Manager in respect of such expropriation.

### **3. OTHERS**

Based on information available to the Trustee-Manager as at the date of this announcement, none of the directors of the Trustee-Manager and the controlling unitholders of HPH Trust has any interest (direct or indirect) in the expropriation of the YICT Additional Expropriated Assets, other than through their respective unitholdings in HPH Trust.

By Order of the Board

Hutchison Port Holdings Management Pte. Limited  
(Incorporated in the Republic of Singapore with limited liability)  
(as trustee-manager of Hutchison Port Holdings Trust)  
(Company Registration No. 201100749W)

Ms Wong Yoen Har  
Company Secretary  
12 December 2025

### **About HPH Trust**

HPH Trust is a container port business trust listed in Singapore.

HPH Trust owns interests in world class deep-water container port assets located in two of the world's famous container port cities - Hong Kong and Shenzhen, the People's Republic of China ("**PRC**"). Other assets in the HPH Trust portfolio include the port in Huizhou, PRC,

as well as certain port ancillary services and the economic benefits of river ports complementary to the deep-water container ports operated by HPH Trust.

The investment mandate of HPH Trust is principally to invest in, develop, operate and manage deep-water container ports in the Guangdong Province, Hong Kong and Macau, one of the world's largest trading hubs by throughput.