

INSIDE INFORMATION

References are made to the joint announcements of Sino-Ocean Group Holding Limited ("**Sino-Ocean Group**", together with its subsidiaries, the "**Group**") and Sino-Ocean Land (Hong Kong) Limited ("**Sino-Ocean Land HK**", a wholly-owned subsidiary of Sino-Ocean Group) dated 9 May 2025, 30 May 2025, 12 June 2025, 19 June 2025, 10 July 2025, 18 July 2025, 28 July 2025, 1 August 2025 and 14 August 2025, respectively (the "**Announcements**") relating to the relevant information on certain bonds issued by Beijing Sino-Ocean Group Holding Limited (北京遠洋控股集團有限公司) (formerly known as Sino-Ocean Holding Group (China) Limited (遠洋控股集團(中國)有限公司), "**Sino-Ocean Holding**"), a wholly-owned subsidiary of Sino-Ocean Group. Capitalised terms used herein shall have the same meanings as defined in the Announcements unless otherwise defined.

As stated in the joint announcement of Sino-Ocean Group and Sino-Ocean Land HK dated 1 August 2025, the Group planned to provide an overall restructuring plan to holders of certain existing onshore corporate bonds and interbank directed debt financing instruments (collectively, the "**Target Bonds**") of the Group. This plan would adjust the repayment arrangements for the principal and interest of the Target Bonds and offer multiple settlement options, including cash repurchase, equity economic income right, and debt settlement with assets, and Sino-Ocean Holding would advance the restructuring of the Target Bonds by convening bondholders' meeting(s).

The board of directors of Sino-Ocean Group and Sino-Ocean Land HK hereby inform their respective shareholders, holders of debt securities and/or potential investors regarding the relevant information on such corporate bonds. As set out in the announcements dated 26 November 2025 published by Sino-Ocean Holding on the website of the Shanghai Stock Exchange:

I. RESUMPTION OF TRADING OF BONDS AND SUBSEQUENT TRANSFER ARRANGEMENTS

In light of the overall operational condition of Sino-Ocean Holding, in order to implement the subsequent repayment arrangements of relevant bonds, ensure fair information disclosure and protect the interests of bond investors, in accordance with the relevant provisions of the Rules of the Shanghai Stock Exchange Governing the Listing of Corporate Bonds (2023 Revision) (《上海證券交易所公司債券上市規則(2023年修訂)》) etc., upon the application made by Sino-Ocean Holding, the seven existing corporate bonds of Sino-Ocean Holding (the "**Corporate Bonds**", namely "H15 Sino-Ocean 3", "H15 Sino-Ocean 5", "H18 Sino-Ocean 1", "H19 Sino-Ocean 1", "H19 Sino-Ocean 2", "H21 Sino-Ocean 1" and "H21 Sino-Ocean 2" corporate bonds), have been suspended from trading on the Shanghai Stock Exchange since 15 August 2025.

During the trading suspension period, Sino-Ocean Holding convened bondholders' meetings for the Corporate Bonds, at which the resolutions concerning the restructuring of the relevant bonds were approved. Upon application by Sino-Ocean Holding to the Shanghai Stock Exchange, the Corporate Bonds will resume trading at the commencement of trading hours of the Shanghai Stock Exchange on 27 November 2025, and after the trading resumption, transfers of the bonds will continue to be carried out in accordance

with the provisions under the Notice on Matters Pertaining to the Provision of Transfer and Settlement Services for Designated Bonds During the Listing Period (《關於為上市期間特定債券提供轉讓結算服務有關事項的通知》) published by the Shanghai Stock Exchange and China Securities Depository and Clearing Corporation Limited with their respective codes unchanged and the transfer arrangements as set out below:

1. The designated bonds may only be transferred on the Shanghai Stock Exchange's integrated electronic platform for fixed income securities (上海證券交易所固定收益證券綜合電子平台), with their respective codes unchanged.
2. The designated bonds shall be transferred on a full-price basis, with both quoted and transaction prices inclusive of accrued interests. Investors will need to calculate the accrued interests on the bonds by themselves.
3. The transfer of designated bonds shall be settled on a trade-by-trade gross basis by China Securities Depository and Clearing Corporation Limited.
4. The transferee(s) for the transfer of the designated bonds shall be professional institutional investor(s) in accordance with the relevant provisions of the Administrative Measures of the Shanghai Stock Exchange for the Suitability of Investors in the Bond Market (《上海證券交易所債券市場投資者適當性管理辦法》).

II. CONVENING OF THE HOLDERS' MEETINGS AND SUBSEQUENT REPAYMENT ARRANGEMENTS FOR THE BONDS

During the trading suspension period, in light of the overall operational condition of Sino-Ocean Holding, Sino-Ocean Holding convened bondholders' meetings for the Corporate Bonds to consider the resolutions for bond restructuring. As of the date of this announcement, the relevant restructuring resolutions for the Corporate Bonds have been approved by the holders' meetings.

Pursuant to the announcements regarding the results of the relevant bondholders' meetings, the cash repurchase option, the equity economic income right option, and the debt settlement with assets option (debt settlement with proceeds from residential projects and debt settlement with proceeds from commercial projects) will be subsequently initiated, in sequence, by the relevant parties. Specific arrangements shall be subject to subsequent announcements to be issued by Sino-Ocean Holding.

Full text of the relevant restructuring resolutions of the Corporate Bonds is set out in the relevant announcements published by Sino-Ocean Holding on the Shanghai Stock Exchange website (<http://www.sse.com.cn>) (hyperlink as follows):

- **H15 Sino-Ocean 3:** https://static.sse.com.cn/disclosure/bond/announcement/company/c/new/2025-11-26/122401_20251126_N9Q1.pdf
- **H15 Sino-Ocean 5:** https://static.sse.com.cn/disclosure/bond/announcement/company/c/new/2025-11-26/122498_20251126_GXYF.pdf
- **H18 Sino-Ocean 1:** https://static.sse.com.cn/disclosure/bond/announcement/company/c/new/2025-11-26/143666_20251126_8450.pdf

- **H19 Sino-Ocean 1:** https://static.sse.com.cn/disclosure/bond/announcement/company/c/new/2025-11-26/155255_20251126_01WJ.pdf
- **H19 Sino-Ocean 2:** https://static.sse.com.cn/disclosure/bond/announcement/company/c/new/2025-11-26/155256_20251126_W1TA.pdf
- **H21 Sino-Ocean 1:** https://static.sse.com.cn/disclosure/bond/announcement/company/c/new/2025-11-26/188102_20251126_L4AF.pdf
- **H21 Sino-Ocean 2:** https://static.sse.com.cn/disclosure/bond/announcement/company/c/new/2025-11-26/188828_20251126_T0P5.pdf

Further announcement(s) will also be made by Sino-Ocean Group and Sino-Ocean Land HK as and when required in accordance with the relevant rules and regulations.

Shareholders, holders of debt securities and/or potential investors are advised (i) not to rely solely on the information contained in this announcement and (ii) to exercise caution when dealing in the securities of Sino-Ocean Group and Sino-Ocean Land HK. When in doubt, shareholders, holders of debt securities and/or potential investors are advised to seek professional advice from professional or financial advisers.

By order of the Board
Sino-Ocean Group Holding Limited
SUM Pui Ying
Company Secretary

By order of the Board
Sino-Ocean Land (Hong Kong) Limited
SUM Pui Ying
Authorised Signatory

Hong Kong, 26 November 2025

As at the date of this announcement, the board of directors of Sino-Ocean Group comprises Mr. LI Ming, Mr. WANG Honghui, Mr. CUI Hongjie and Ms. CHAI Juan as executive directors; Mr. ZHANG Zhongdang, Mr. YU Zhiqiang, Ms. SUN Jianxin and Ms. WANG Manling as non-executive directors; and Mr. HAN Xiaojing, Mr. LYU Hongbin, Mr. LIU Jingwei, Mr. JIANG Qi and Mr. CHEN Guogang as independent non-executive directors.

As at the date of this announcement, the board of directors of Sino-Ocean Land HK comprises Mr. LI Ming, Mr. WANG Honghui and Mr. YANG Leyu as directors.