

INSIDE INFORMATION

Reference is made to the joint announcements of Sino-Ocean Group Holding Limited (“**Sino-Ocean Group**”) and Sino-Ocean Land (Hong Kong) Limited (“**Sino-Ocean Land HK**”, a wholly-owned subsidiary of Sino-Ocean Group) dated 4 February 2026, 12 March 2026, 10 April 2026, 14 May 2026, 18 June 2026, 13 July 2026 and 14 August 2026 regarding the relevant information on 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.

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 updated information on Sino-Ocean Holding in respect of the status on failure to repay debts due and the status on litigation. As set out in the announcement dated 11 September 2026 published by Sino-Ocean Holding on the website of The Shanghai Stock Exchange:

I. STATUS ON FAILURE TO REPAY DEBTS DUE

As of the end of 2025, Sino-Ocean Holding’s total overdue outstanding borrowings amounted to RMB18.160 billion.

As of 31 August 2026, Sino-Ocean Holding’s total overdue outstanding borrowings amounted to RMB16.694 billion, in respect of which the overdue outstanding bank loans amounted to RMB3.937 billion; the outstanding amount of corporate credit bonds was RMB0.258 billion; the overdue outstanding amount due to other interest-bearing liabilities was RMB6.498 billion; and the overdue outstanding amount of principal and interest due to non-bank institutions was RMB6.001 billion. There was an increase of RMB0.294 billion in the overdue outstanding amounts during August. Sino-Ocean Holding is actively engaging with holders to formulate and implement solutions and will continue to strive to resolve the relevant issues.

The above figure as of the end of August 2026 is preliminary and unaudited. It may differ from the audited figure, and the final figure shall be subject to the audited results.

II. STATUS ON LITIGATION

During August 2026, Sino-Ocean Holding did not have new major litigations and there were changes in the procedural status of two major litigations. As of the end of August 2026, Sino-Ocean Holding still had one existing dishonest judgement debtor case. Details are available in the relevant announcement published by Sino-Ocean Holding on The Shanghai Stock Exchange’s website (<http://www.sse.com.cn>).

III. IMPACT ANALYSIS AND COUNTERMEASURES

The above-mentioned situations such as “Status on Failure to Repay Debts Due” and “Status on Litigation” will have a certain adverse impact on Sino-Ocean Holding’s production and operation as well as debt repayment ability, however, Sino-Ocean Holding’s daily

management, corporate governance, and production and operation remain normal at present. Sino-Ocean Holding is actively communicating and negotiating with relevant institutions and creditors, seeking a holistic solution, striving to formulate and implement solutions for the relevant issues, and striving to properly resolve the relevant debt issues.

Sino-Ocean Holding will strictly fulfill its information disclosure obligations in accordance with the provisions and requirements of laws and regulations.

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

By order of the Board
Sino-Ocean Land (Hong Kong) Limited

Hong Kong, 11 September 2026

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. YU Zhiqiang, Mr. ZHANG Zhongdang, 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.