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CENTRAL PLAZA DEVELOPMENT LTD.

(incorporated in British Virgin Islands with limited liability)

(the “Issuer”)

U. S.\$500,000,000 4.65 per cent. Guaranteed Bonds due 2026 (the “Bonds”)
(ISIN: XS2279594282)

VOLUNTARY ANNOUNCEMENT RELATED TO THE PRIVATISATION OF BEIJING CAPITAL LAND LTD. BY BEIJING CAPITAL CITY DEVELOPMENT GROUP CO., LTD.* BY WAY OF MERGER BY ABSORPTION AND THE WITHDRAWAL OF LISTING OF H SHARES OF BEIJING CAPITAL LAND LTD.

Reference is made to the announcement dated 9 July 2021 made by the Issuer related to the joint announcement (the “**Rule 3.5 Announcement**”) dated 9 July 2021 made by Beijing Capital City Development Group Co., Ltd.* (北京首創城市發展集團有限公司) (“**BCCDG**”) and Beijing Capital Land Ltd. (“**BCL**”; stock code: 2868) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) pursuant to Rule 3.5 of the Takeovers Code in relation to the proposed privatisation of BCL by BCCDG by way of merger by absorption.

On 30 September 2021, BCCDG and BCL jointly announced (the “**BCL Merger Implementation Announcement**”) that, amongst other things, all of the Conditions to Implementation under the Merger Agreement have been fulfilled, the Merger has become effective and the listing of the H Shares of BCL on the Stock Exchange will be withdrawn from 9:00 a.m. on 30 September 2021 (Hong Kong time). Please refer to the BCL Merger Implementation Announcement published on the website of the Stock Exchange at <https://www1.hkexnews.hk/listedco/listconews/sehk/2021/0930/2021093000145.pdf> for more details. Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as given to them in the BCL Merger Implementation Announcement.

The Issuer is of the view that the matters disclosed in the Rule 3.5 Announcement and the BCL Merger Implementation Announcement do not have a material effect on its ability to meet its obligations under the Bonds. The Issuer intends to maintain the listing status of the Bonds on the Singapore Exchange Securities Trading Limited.

Holders of the Bonds are advised to take note of this announcement, the Rule 3.5 Announcement and the BCL Merger Implementation Announcement and make their own individual independent assessment on the impact of the information contained in such announcements on their individual particular holdings of the Bonds.

Central Plaza Development Ltd.
Board of Directors

Hong Kong, 30 September 2021

As at the date of this announcement, the directors of the Issuer are Fan Shubin, Lau Pui Sze and Ng Wai.

As at the date of this announcement, the directors of BCG Chinastar International Investment Limited (首創華星國際投資有限公司), which is the guarantor of the Bonds, are Zhang Jun, Feng Tao and Jiang Ying.

* *For identification purposes only*