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CENTRAL PLAZA DEVELOPMENT LTD.

(incorporated in the British Virgin Islands with limited liability)
(the "Issuer")

**Tender offer to repurchase for cash and consent solicitation
in relation to any and all outstanding**

**U.S.\$500,000,000 4.65 per cent. Guaranteed Bonds due 2026
(ISIN: XS2279594282) (Common Code: 227959428)
(the "Bonds")**

issued by the Issuer

unconditionally and irrevocably guaranteed by

BCG CHINASTAR INTERNATIONAL INVESTMENT LIMITED

首創華星國際投資有限公司

(incorporated in Hong Kong with limited liability)

**with the benefit of a Keepwell and Liquidity Support Deed and
a Deed of Equity Interest Purchase Undertaking by**

BEIJING CAPITAL GROUP CO., LTD. (北京首都创业集团有限公司)

(incorporated in the People's Republic of China with limited liability)

**ACCEPTANCE OF VALID TENDERS OF BONDS,
RESULTS OF THE ADJOURNED MEETING, AND
NOTICE OF REDEMPTION**

References are made to the announcements of the Issuer dated 27 June 2025 and 21 July 2025 (the "**Announcements**") in respect of the Offer and the Proposal. Capitalised terms used but not defined herein shall have the meanings given to them in the Announcements and the Tender Offer and Consent Solicitation Memorandum.

Acceptance of Valid Tenders of Bonds

The Issuer announces that:

- (a) the Issuer has accepted for purchase U.S.\$90,420,000 in aggregate principal amount of the Bonds (representing 100 per cent. of the Bonds validly tendered pursuant to the Offer by Eligible Bondholders) at:
 - (i) in the case of the Bonds validly tendered pursuant to the Offer by Eligible Bondholders on or prior to the Early Deadline, the Early Tender Consideration of U.S.\$1,002 per U.S.\$1,000 in principal amount of such Bonds; or
 - (ii) in the case of the Bonds validly tendered pursuant to the Offer by Eligible Bondholders after the Early Deadline but on or prior to the Expiration Deadline, the Subsequent Tender Consideration of U.S.\$1,000 per U.S.\$1,000 in principal amount of such Bonds,

plus, in each case, the Accrued Interest Payment (rounded to the nearest cent with half a cent rounded upwards) in respect of the relevant Bonds;
- (b) the aggregate Purchase Consideration (including Accrued Interest Payment of U.S.\$198,547.28) payable by the Issuer will be U.S.\$90,796,987.28;
- (c) the Settlement Date of the Offer is expected to be 6 August 2025, when payment of the Purchase Consideration by the Issuer will be made and all validly tendered Bonds accepted for purchase by the Issuer will be cancelled; and
- (d) following the settlement of the Offer, U.S.\$97,818,000 in aggregate principal amount of the Bonds will remain outstanding.

Results of the Adjourned Meeting

The Issuer announces that the Extraordinary Resolution was duly passed at the Adjourned Meeting held on 5 August 2025. In addition, the Eligibility Condition was satisfied as the quorum required for, and the requisite majority of votes cast at, the Adjourned Meeting were satisfied by Eligible Bondholders only, irrespective of any participation at the Adjourned Meeting by Ineligible Bondholders. Accordingly, the Issuer has decided to implement the Extraordinary Resolution and the Second Supplemental Trust Deed has been executed on 5 August 2025.

Notice of Redemption

Pursuant to Condition 5(b)(A) of the Conditions, the Issuer hereby gives notice that it will redeem all, but not some only, of the Bonds outstanding on 12 August 2025 (the "**Call Date**") at the Early Redemption Price equal to 100 per cent. of the principal amount of the Bonds (together with accrued but unpaid interest to (but excluding) the Call Date).

Further Details

The terms of the Offer and the Proposal are more fully described in the Tender Offer and Consent Solicitation Memorandum. For additional information regarding the terms of the Offer and the Proposal, please refer to the Tender Offer and Consent Solicitation Memorandum.

The Issuer has retained The Hongkong and Shanghai Banking Corporation Limited and CLSA Limited to act as Joint Dealer Managers for the Offer and the Proposal and Kroll Issuer Services Limited to act as Tender and Tabulation Agent.

Copies of the Tender Offer and Consent Solicitation Memorandum and its related documents may be found on the Tender and Consent Website or may be requested from the Tender and Tabulation Agent at:

Kroll Issuer Services Limited

In London:

The News Building
3 London Bridge Street
London SE1 9SG
United Kingdom
Telephone: +44 20 7704 0880

In Hong Kong:

3/F Three Pacific Place
1 Queen's Road East
Admiralty
Hong Kong
Telephone: +852 2281 0114

Attention: Kevin Wong

Email: beijingcapital@is.kroll.com

Tender and Consent Website: <https://deals.is.kroll.com/beijingcapital>

Any questions or requests for assistance concerning the Offer or the Proposal may be directed to the Joint Dealer Managers at:

The Hongkong and Shanghai Banking Corporation Limited

Level 17, HSBC Main Building
1 Queen's Road Central
Hong Kong
Telephone: +852 3941 0223 (Hong Kong) / +44 20 7992 6237 (London)
Attention: Liability Management
Email: liability.management@hsbcib.com

CLSA Limited

18/F, One Pacific Place
88 Queensway
Hong Kong
Telephone: +852 2600 8888
Attention: Debt Capital Markets
Email: ProjectBJCapital2024@clsa.com

5 August 2025

As at the date of this announcement, the sole director of the Issuer is SONG Xiaojin.