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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)

SETTLEMENT OF TENDER OFFER

References are made to the announcements of the Issuer dated 27 June 2025, 21 July 2025 and 5 August 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.

The Issuer announces that payment of the Purchase Consideration for all Bonds validly tendered and accepted for purchase by the Issuer has been made on 6 August 2025.

Upon the settlement of the Offer, U.S.\$90,420,000 in aggregate principal amount of the Bonds were purchased and redeemed by the Issuer on 6 August 2025 and cancelled pursuant to the terms and conditions of the Bonds. U.S.\$97,818,000 in aggregate principal amount of the Bonds remain outstanding.

6 August 2025

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