![Sino-Ocean Group]

INSIDE INFORMATION

Reference is made to the joint announcement 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 9 May 2025 (the "**Announcement**") 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 Announcement unless otherwise defined.

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 "H18 Sino-Ocean 1" corporate bonds. As set out in an announcement dated 30 May 2025 published by Sino-Ocean Holding on the website of the Shanghai Stock Exchange:

I. INFORMATION ON CURRENT PRINCIPAL PAYABLE FOR THE CORPORATE BONDS

Sino-Ocean Holding held the 2025 First Bondholders' Meeting of 2018 Corporate Bonds (First Tranche) publicly issued by Beijing Sino-Ocean Group Holding Limited in April 2025, and considered and approved the "Resolutions on Adjustment of Arrangements for Repayment of Principal and Interest of "H18 Sino-Ocean 1" and Other Matters" (《關於調整"H18遠洋1"本息兑付安排等事項的議案》) (hereinafter referred to as the "**Extension Resolutions**"). According to the Extension Resolutions and its resolution, Sino-Ocean Holding shall repay 0.3% of the remaining principal of the current bonds within 30 trading days after the approval of the Extension Resolutions. Meanwhile, "H18 Sino-Ocean 1" is subject to a grace period of 30 consecutive trading days from the date of repayment of principal and interest. If Sino-Ocean Holding makes full payment within the grace period or obtains relevant waiver from the bondholders' meeting, it will not constitute a default on the relevant bonds. For the avoidance of doubt, no penalty interest shall accrue during the grace period, and no additional default interest, overdue interest and others will be imposed or incurred.

II. CURRENT REPAYMENT ARRANGEMENTS FOR THE RELEVANT BONDS

As of the date of this announcement, Sino-Ocean Holding's liquidity constraints remain unresolved. During the grace period, Sino-Ocean Holding will actively raise funds to properly address its relevant debt issues and to effectively safeguard the rights and interests of investors, and the details will be announced separately.

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	By order of the Board
Sino-Ocean Group Holding Limited	**Sino-Ocean Land (Hong Kong) Limited**
SUM Pui Ying	**SUM Pui Ying**
Company Secretary	*Authorised Signatory*

Hong Kong, 30 May 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.