

CHINA YUANBANG PROPERTY HOLDINGS LIMITED

Registration Number 39247
(Incorporated in Bermuda)

UPDATE IN RELATION TO DEVELOPMENTS OF THE COVID-19 SITUATION

The Board of Directors of China Yuanbang Property Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) would like to provide an update of the impact of the COVID-19 situation on the Group’s operation following the recent outbreak of the coronavirus in Guangzhou City, China.

As the number of COVID-19 cases had increased recently, the Chinese government has implemented mass testings and lockdowns mainly in Haizhu district of Guangzhou City, China. Although the sales centre and construction site of the Group’s property development project in Huadu district of Guangzhou City are still operating, the Group envisages that its sales and handover progress in Guangzhou City may be negatively affected as local residents are encouraged not to step out of their houses unnecessarily. The Group will continue to monitor the situation closely and keep the Company’s shareholders updated on any further material impact of COVID-19 on the Group’s business activities.

For and on behalf of the Board

Lin Yeju

Non-Executive Chairman

10 November 2022