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Central Plaza Development Ltd.

(incorporated with limited liability under the laws of British Virgin Islands)
(the "Offeror")

Tender offer to purchase for cash

U.S.\$450,000,000 3.85 per cent. guaranteed notes due 2025

(Hong Kong Stock Exchange Stock Code: 40113) (Common Code: 209809656) (ISIN: XS2098096568)
(the "2025 Notes")

issued by

Central Plaza Development Ltd.

under the

U.S.\$3,000,000,000 Medium Term Note and Perpetual Securities Programme

guaranteed by

International Financial Center Property Ltd.

(the "2025 Notes Guarantor")

with the benefit of a

Keepwell and Liquidity Support Deed and a Deed of Equity Interest Purchase Undertaking by

Beijing Capital Group Co., Ltd. (北京首都創業集團有限公司)

(the "Keepwell Provider")

and

U.S.\$500,000,000 4.65 per cent. guaranteed bonds due 2026

(Common Code: 227959428) (ISIN: XS2279594282)
(the "2026 Bonds", and together with the 2025 Notes, the "Securities")

issued by

Central Plaza Development Ltd.

guaranteed by

BCG Chinastar International Investment Limited (首創華星國際投資有限公司)

(the "2026 Bonds Guarantor")

with the benefit of a

Keepwell and Liquidity Support Deed and a Deed of Equity Interest Purchase Undertaking by

Beijing Capital Group Co., Ltd. (北京首都創業集團有限公司)

RESULTS OF TENDER OFFER

Reference is made to the announcement of the Offeror dated 26 March 2025 (the "Announcement") in respect of the Offers. Capitalised terms used but not defined herein shall have the meanings given to them in the Announcement and the tender offer memorandum dated 26 March 2025 (the "Tender Offer Memorandum").

The Offers expired at 16:00 hours London time on 3 April 2025 (the "Expiration Deadline"). The Offeror accordingly announces that:

- (i) as at the Expiration Deadline, U.S.\$7,598,000 in aggregate nominal amount of the 2025 Notes and U.S.\$311,762,000 in aggregate principal amount of the 2026 Bonds (including U.S.\$210,389,000 in

aggregate principal amount of the 2026 Bonds tendered pursuant to Preferred Instructions) were validly tendered for purchase pursuant to the Offers;

- (ii) the Offeror has accepted for purchase U.S.\$7,598,000 in aggregate nominal amount of the 2025 Notes, being all the 2025 Notes validly tendered pursuant to the relevant Offer, representing approximately 12.03 per cent. of the outstanding nominal amount of the 2025 Notes;
- (iii) the Offeror has accepted for purchase U.S.\$311,762,000 in aggregate principal amount of 2026 Bonds (the "**Final 2026 Bonds Acceptance Amount**"), being all 2026 Bonds validly tendered pursuant to the relevant Offer, representing 62.35 per cent. of the outstanding principal amount of the 2026 Bonds. No Scaling Factor will be applied to the 2026 Bonds validly tendered pursuant to the relevant Offer;
- (iv) the Settlement Date of the Offers is expected to be on or around 8 April 2025, when payment of the Purchase Consideration by the Offeror will be made and all validly tendered Securities accepted for purchase by the Offeror will be cancelled; and
- (v) following the settlement of the Offers, U.S.\$55,558,000 in aggregate nominal amount of the 2025 Notes (taking into account the 2025 Notes purchased and cancelled on 24 March 2025 pursuant to a separate tender offer of the 2025 Notes by the Offeror) and U.S.\$188,238,000 in aggregate principal amount of the 2026 Bonds will remain outstanding.

Further Details

The terms of the Offers are more fully described in the Tender Offer Memorandum. For additional information regarding the conditions of the Offers, please refer to the Tender Offer Memorandum.

The Offeror has appointed The Hongkong and Shanghai Banking Corporation Limited, CLSA Limited, China Securities (International) Corporate Finance Company Limited and Haitong International Securities Company Limited as the Joint Dealer Managers and Kroll Issuer Services Limited as the Information and Tender Agent with respect to the Offers.

Copies of the Tender Offer Memorandum and its related documents may be found on the Tender Offer Website, subject to eligibility confirmation and registration or may be requested from the Information and Tender Agent at:

Kroll Issuer Services Limited

In London:

The News Building
3 London Bridge Street
London SE1 9SG
United Kingdom

In Hong Kong:

3/F Three Pacific Place
1 Queen's Road East
Admiralty
Hong Kong

Telephone:	+44 20 7704 0880 / +852 2281 0114
Attention:	Kevin Wong
Email:	beijingcapital@is.kroll.com
Tender Offer Website:	https://deals.is.kroll.com/beijingcapital

Any questions or requests for assistance concerning the Offers 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
E-mail: liability.management@hsbcib.com

CLSA Limited

18/F, One Pacific Place
88 Queensway
Hong Kong

Telephone: +852 2600 8888
Attention: Debt Capital Markets
E-mail: ProjectBJCapital2024@cls.com

China Securities (International) Corporate Finance Company Limited

18/F, Two Exchange Square
Central
Hong Kong

Telephone: +852 3465 5600
Attention: Debt Capital Markets
E-mail: DCM_HK@csci.hk

Haitong International Securities Company Limited

28/F, One International Finance Centre
1 Harbour View Street
Central
Hong Kong

Telephone: +852 2848 4333
Attention: DCM
E-mail: project.may@htisec.com

Disclaimer

This announcement must be read in conjunction with the Tender Offer Memorandum. This announcement and the Tender Offer Memorandum contain important information which should be read carefully before any decision is made with respect to the Offers. If any Holder is in any doubt as to the action it should take, it is recommended to seek its own financial advice, including as to any tax consequences, from its stockbroker, bank manager, solicitor, accountant or other independent financial adviser.

Neither this announcement nor the Tender Offer Memorandum constitutes an invitation to participate in the Offers in or from any jurisdiction in or from which, or to or from any person to or from whom, it is unlawful to make such invitation under applicable securities laws. The distribution of this announcement and the Tender Offer Memorandum in certain jurisdictions may be restricted by law. Persons into whose possession this announcement or the Tender Offer Memorandum comes are required by each of the Offeror, the Keepwell Provider, the Joint Dealer Managers and the Information and Tender Agent to inform themselves about and to observe, any such restrictions.

7 April 2025

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