

INSIDE INFORMATION

References are made to the joint announcements 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, 30 May 2025, 12 June 2025 and 19 June 2025, respectively (the "**Announcements**") 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 Announcements 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 10 July 2025 published by Sino-Ocean Holding on the website of the Shanghai Stock Exchange:

IMPORTANT NOTICE:

Debt registration date: 11 July 2025

Principal repayment date: 14 July 2025

Percentage of repayment: 0.23%

The installment repayments of the relevant securities of the issuer of 2018 Corporate Bonds (First Tranche) publicly issued by Sino-Ocean Land Limited are set out below:

Unit: RMB

Securities Code	Abbreviation of Securities	Par Value of Bonds Before Adjustment	Effective Date of Adjustment of Par Value	Par Value of Bonds After Adjustment	Percentage of Repayment (%)
143666	18 Sino-Ocean 01* (18遠洋01)	75	14 July 2025	74.77	0.23

As agreed in the "Announcement on Results of the 2025 First Bondholders' Meeting in relation to the 2018 Corporate Bonds (First Tranche) Publicly Issued by Sino-Ocean Holding Group (China) Limited":

"If this resolution is passed, it shall be deemed that the bondholders have agreed to accept the principal and interest repayment arrangements agreed in this resolution. The issuer will repay 0.3% of the remaining principal of the current bonds within 30 trading days after the voting on and approval of this resolution at this meeting.

Special explanation: as agreed in the second paragraph titled "Adjustment of Grace Period Terms of Repayment of Principal and Interest" in 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"本息兌付安排等事項的議案》), the current bonds are subject to a grace period of 30 consecutive trading days from the date of repayment of principal and interest. If the issuer makes full payment of the principal and interest payable of the current bonds within the grace period or obtains relevant waiver from the bondholders' meeting, it will not constitute a default by the issuer on the current bonds. As such, if this resolution is voted on and approved, the above grace period terms are still applicable to the repayment date for the current bonds as agreed in this resolution."

To ensure the smooth repayment of principal by installment, relevant matters are announced as follows:

I. BASIC INFORMATION OF THE CURRENT BONDS

1. Bond name: 2018 Corporate Bonds (First Tranche) Publicly Issued by Sino-Ocean Land Limited
2. Bond abbreviation: 18 Sino-Ocean 01* (18遠洋01)
3. Bond code: 143666.SH
4. Issuer: Beijing Sino-Ocean Group Holding Limited
5. Issue size: RMB2.0 billion
6. Outstanding amount: RMB1.5 billion
7. Principal payable per bond: RMB0.23 each (after rounding)

II. CALCULATION OF PAR VALUE OF PRINCIPAL REPAYMENT BY INSTALLMENT OF THE CURRENT BONDS

After repayment of 0.3% of the remaining principal in this installment till the repayment of next installment, the par value of the bonds

= remaining par value – 0.3% of the remaining par value of the current repayment percentage

= RMB75 – RMB75 × 0.3%

= RMB75 – RMB0.23 (after rounding)

= RMB74.77.

III. METHOD OF INSTALLMENT REPAYMENT OF PRINCIPAL

- (I) Sino-Ocean Holding will enter into agreement on entrusted agency for payment of principal and interest for bonds with CSDC (China Securities Depository and Clearing) Shanghai Branch to entrust CSDC Shanghai Branch to pay the principal and interest of the bonds. If Sino-Ocean Holding fails to remit sufficient funds for payment of principal and interest for the bonds to the bank account designated by CSDC Shanghai Branch on time, CSDC Shanghai Branch would terminate the entrusted agency service for payment of principal and interest for bonds in accordance with the agreement, and Sino-Ocean Holding shall handle any subsequent principal and interest payment on its own. Please refer to the announcement of Sino-Ocean Holding for details of the relevant implementation. As of the date of this announcement, Sino-Ocean Group has coordinated the relevant party to remit the fund for this repayment.
- (II) Upon receipt of such payment, CSDC Shanghai Branch will pay the principal repayment by installment of the bonds to the corresponding payment institution (a securities company or other institution recognized by CSDC Shanghai Branch) through the fund settlement system, and investors can receive their installment repayment of principal through the payment institution.

IV. COLLECTION OF INCOME TAX ON CORPORATE BOND INTERESTS FOR THE CURRENT BONDS

(I) Explanations on collection of income tax on corporate bond interests from individual investors

Pursuant to the provisions under the Individual Income Tax Law of the People's Republic of China, the Regulations for the Administration of Corporate Bonds and other related laws and regulations and documents, individual investors of the current bonds shall pay individual income tax on corporate bond interests for the bond interests they received. The above provisions have been clearly stated by the issuer of the current bonds in the prospectus for public offering of the current bonds.

According to the Circular of the State Administration of Taxation on Strengthening Withholding and Payment of the Individual Income Tax on Corporate Bond Interests (Guo Shui Han [2003] No. 612) (《國家稅務總局關於加強企業債券利息個人所得稅代扣代繳工作的通知》(國稅函[2003]612號)), the individual income tax on interests of the current bonds shall be uniformly withheld and paid by the payment institutions as proxy and be directly paid to the taxation authorities at the places where the payment institutions are located. The payment institutions are required to duly perform agency withholding and payment of individual income tax in accordance with relevant provisions under the Individual Income Tax Law. In case of failure to fulfill the obligations of agency withholding and payment of the individual income tax on the aforementioned bond interests, the payment institutions shall assume the legal liabilities arising therefrom.

Explanations on collection of individual income tax on the interests of the current bonds are set out below:

- (1) Taxpayer: Individual investors of the current bonds
- (2) Target of taxation: Interest income from the current bonds
- (3) Tax rate: 20% of interest amount
- (4) Way of collection: Withholding by the interest payment outlets in a lump sum when individual investors receive interests at the interest payment outlets
- (5) Obligor of agency withholding and payment: Interest payment outlets in charge of interest payment for the current bonds
- (6) Collection management department of interest tax on the current bonds: Taxation authorities at the places where the interest payment outlets are located

(II) Explanations on collection of income tax on corporate bond interests from non-resident enterprises

In accordance with the Circular on the Corporate Income Tax and Value-Added Tax Policy for Foreign Institutions to Invest in the Onshore Bond Market (Caishui [2018] No. 108) (《關於境外機構投資境內債券市場企業所得稅增值稅政策的通知》(財稅[2018]108號)) and the policy on extending the implementation period of relevant tax preferential treatment, as of the end of 2025, the bond interest income received from foreign institutions' investments in the onshore bond market is temporarily exempted from corporate income tax and value-added tax. The scope of the above temporary corporate income tax exemption does not cover the bond interest received by organizations and locations set up by foreign institutions within the onshore areas which has actual connections with such organizations and locations.

Sino-Ocean Holding will fulfill the information disclosure obligations in strict compliance with the relevant laws and regulations and make timely announcements in relation to 2018 Corporate Bonds (First Tranche) publicly issued by Sino-Ocean Land Limited.

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
Sino-Ocean Group Holding Limited
SUM Pui Ying
Company Secretary

By order of the Board
Sino-Ocean Land (Hong Kong) Limited
SUM Pui Ying
Authorised Signatory

Hong Kong, 10 July 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.