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SINO-OCEAN GROUP HOLDING LIMITED

遠洋集團控股有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 03377)

(the "Company")

VOLUNTARY ANNOUNCEMENT

REDEMPTION AT MATURITY OF US\$500,000,000 5.25% GUARANTEED NOTES DUE 2022

(Stock Code: 05712)

(ISIN: XS1901718509; Common Code: 190171850)

ISSUED BY

SINO-OCEAN LAND TREASURE IV LIMITED

遠洋地產寶財IV有限公司

(Incorporated in the British Virgin Islands with limited liability)

(the "Issuer")

This announcement is made by the Company on a voluntary basis.

Reference is made to the announcements of the Company dated 25 January 2019 and 30 January 2019 (collectively, the "**Announcements**") in relation to the US\$ denominated 5.25% guaranteed notes due 2022 in the principal amount of US\$500,000,000 issued by the Issuer and guaranteed by the Company (the "**Notes**"). Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements.

The Notes were listed on the Stock Exchange and matured on 30 April 2022 (the “**Maturity Date**”). The Issuer has redeemed the Notes in full at their outstanding principal amount of US\$498,000,000 together with interest accrued to the Maturity Date, with a total amount of US\$511,072,500 paid by the Issuer at maturity. The Company considers that there will be no material impact on the Group’s financial position as a result of the redemption of the Notes at maturity. The Notes will be cancelled and delisted from the Stock Exchange.

By order of the Board
Sino-Ocean Group Holding Limited
CHAN King Tak
Company Secretary

Hong Kong, 2 May 2022

As at the date of this announcement, the Board comprises Mr. LI Ming, Mr. WANG Honghui and Mr. CUI Hongjie as executive Directors; Ms. HUANG Xiumei, Mr. ZHAO Peng, Mr. HOU Jun, Mr. CHEN Ziyang and Mr. ZHAN Zhong as non-executive Directors; and Mr. HAN Xiaojing, Mr. SUEN Man Tak, Mr. WANG Zhifeng, Mr. JIN Qingjun and Ms. LAM Sin Lai Judy as independent non-executive Directors.