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BEIJING PROPERTIES (HOLDINGS) LIMITED

北京建設（控股）有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 925)

GENERAL DISCLOSURE UNDER RULE 13.18 OF THE LISTING RULES

This announcement is made pursuant to Rule 13.18 of the Listing Rules in respect of Loan Documents entered into by the Borrower (which is a subsidiary of the Company) and the bank in relation to loan facilities of total amounts of HK\$600,000,000 for a period of twenty four months guaranteed by the Company with the benefit of a keepwell and liquidity support deed issued by Beijing Enterprises Group Company Limited (北京控股集團有限公司). The Loan Documents impose, among other things, a minimum shareholding percentage requirement of Beijing Enterprises Group Company Limited in the Company.

This announcement is made by Beijing Properties (Holdings) Limited (the “**Company**”) pursuant to the requirement under Rule 13.18 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

On 9 February 2023, Sharp Trade Investments Limited (which is a subsidiary of the Company) (“**Borrowers**”) as a borrower entered into certain loan documents with a bank (the “**Bank**”) in relation to loan facilities of total amounts of HK\$600,000,000 for a period of twenty four months guaranteed by the Company with the benefit of a keepwell and liquidity support deed issued by Beijing Enterprises Group Company Limited (北京控股集團有限公司) (the “**Loan Documents**”).

Pursuant to the Loan Documents, if at any time Beijing Enterprise Group Company Limited (北京控股集團有限公司) does not or ceases to be the single largest shareholder of the Company or holds less than fifty per cent (directly or indirectly) of the Company's issued share capital, the Borrowers shall thereupon prepay all outstanding amounts under the Loan Documents.

The Company will comply with the continuing disclosure requirements pursuant to Rule 13.21 of the Listing Rules for so long as circumstances giving rise to the obligation continue to exist.

By Order of the Board
Beijing Properties (Holdings) Limited
Cheng Ching Fu
Company Secretary

Hong Kong, 9 February 2023

As at the date of this announcement, Mr. Qian Xu, Mr. Zhao Jiansuo, Mr. Siu Kin Wai, Mr. Zhang Xudong, Mr. Dong Qilin, Mr. Cheng Ching Fu, Mr. Yu Luning, Mr. Ng Kin Nam and Mr. Ren Lin are the executive Directors; and Mr. Goh Gen Cheung, Mr. Zhu Wuxiang, Mr. James Chan, Mr. Song Lishui and Mr. Xie Ming are the independent non-executive Directors.