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DEXIN CHINA HOLDINGS COMPANY LIMITED

德信中国控股有限公司

(A company incorporated in the Cayman Islands with limited liability)

(Stock Code: 2019)

UNAUDITED OPERATING FIGURES FOR JANUARY 2023 AND EXTENSION OF LOAN REPAYMENT DATES

The board of directors of Dexin China Holdings Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) wishes to provide the shareholders of the Company and potential investors with (1) sales update containing certain operating data of the Group for the one month ended 31 January 2023; and (2) information in relation to extension of loan repayment dates.

(1) Unaudited operating figures for January 2023

For the one month ended 31 January 2023, the Group achieved a contracted sales amount of approximately RMB2,340 million and a contracted sales area of approximately 145,000 square meters.

The aforesaid sales figures are unaudited and are based on preliminary internal information of the Group and its joint ventures and associates, which are subject to change and may differ from figures to be disclosed in the audited or unaudited consolidated financial statements to be published in the annual or the interim report of the Company due to various uncertainties during the process of collecting such sales information. As such, the information contained in this announcement is provided for the reference of the Company’s shareholders and investors only. The Company’s shareholders and investors are advised to exercise caution when dealing in the securities of the Company and avoid placing undue reliance on such information. In the event of any doubt, investors should seek professional advice from professionals or financial consultants.

(2) Extension of loan repayment dates

Background

Hangzhou Konggang Real Estate Co., Ltd., an indirect non-wholly owned subsidiary of the Company, as the borrower, and Hangzhou Branch of Bank of Wenzhou Co., Ltd., as the lender, have entered into four loan agreements (the “**Loan Agreements**”) during the period from 27 November 2020 to 29 June 2021. The lender provided loans to the borrower in an aggregate amount of RMB840 million, which were originally due during the period from 26 November 2022 to 25 June 2023. Upon amicable negotiations between the lender and the borrower, the parties entered into four loan extension agreements (the “**Loan Extension Agreements**”) on 25 November 2022 and 23 December 2022 in relation to the Loan Agreements, agreeing to extend the repayment due dates of such loans.

Loan Extension Agreements

The principal terms of the Loan Extension Agreements are as follows:

The first loan extension agreement (corresponding to the loan agreement dated 27 November 2020):

Date of the agreement: 25 November 2022

Loan amount: RMB150 million

Interest rate: 7.5% per annum

Original repayment date: 26 November 2022

Deferred repayment date: 26 November 2023

Guarantor: Dexin Real Estate Group Co., Ltd. (an indirect wholly-owned subsidiary of the Company)

The second loan extension agreement (corresponding to the loan agreement dated 30 November 2020):

Date of the agreement: 25 November 2022

Loan amount: RMB390 million

Interest rate: 7.5% per annum

Original repayment date: 27 November 2022

Deferred repayment date: 27 November 2023

Guarantor: Dexin Real Estate Group Co., Ltd.

The third loan extension agreement (corresponding to the loan agreement dated 8 March 2021):

Date of the agreement: 23 December 2022

Loan amount: RMB60 million

Interest rate: 7.5% per annum

Original repayment date: 3 February 2023

Deferred repayment date: 3 February 2024

Guarantor: Dexin Real Estate Group Co., Ltd.

The fourth loan extension agreement (corresponding to the loan agreement dated 29 June 2021):

Date of the agreement: 23 December 2022

Loan amount: RMB240 million

Interest rate: 7.5% per annum

Original repayment date: 25 June 2023

Deferred repayment date: 25 June 2024

Guarantor: Dexin Real Estate Group Co., Ltd.

The terms of the Loan Extension Agreements were determined after amicable and arm's length negotiations between Hangzhou Konggang Real Estate Co., Ltd. and the lender with reference to the prevailing market interest rate and the consolidated capital cost of the Company, and the Loan Extension Agreements were entered into on normal commercial terms and in the interests of the Company and its shareholders as a whole. The Company will continue its efforts to enhance debt management.

By order of the Board
DEXIN CHINA HOLDINGS COMPANY LIMITED
Hu Yiping
Chairman

Hong Kong, 10 February, 2023

As of the date of this announcement, the Board of the Company comprises Mr. Hu Yiping, Mr. Fei Zhongmin and Ms. Shan Bei as executive directors, Mr. Hu Shihao as a non-executive director, and Dr. Wong Wing Kuen Albert, Mr. Ding Jiangang and Mr. Chen Hengliu as independent non-executive directors.