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MODERN LAND (CHINA) CO., LIMITED

當代置業(中國)有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1107)

OVERSEAS REGULATORY ANNOUNCEMENT

This announcement is made by Modern Land (China) Co., Limited (the “**Company**”) pursuant to Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

Reference is made to the announcement of the Company dated 30 December 2022 (the “**Announcement**”) in relation to, among others, the issue of the New Notes by the Company. Unless the context requires otherwise, capitalized terms used herein shall have the same meanings as those used or defined in the Announcement.

Please refer to the attached announcement titled “Announcement — Payment of interest relating to the following notes” in relation to the New Notes (the “**SGX Announcement**”), which is available on the website of the Singapore Exchange Securities Trading Limited as at 3 January 2024. The posting of the SGX Announcement on the website of The Stock

Exchange of Hong Kong Limited is only for the purpose of facilitating equal dissemination of information to investors in Hong Kong and compliance with Rule 13.10B of the Listing Rules, and not for any other purposes.

The SGX Announcement does not constitute a prospectus, notice, circular, brochure or advertisement offering to sell any securities to the public in any jurisdiction, nor is it an invitation to the public to make offers to subscribe for or purchase any securities, nor is it circulated to invite offers by the public to subscribe for or purchase any securities.

The SGX Announcement must not be regarded as an inducement to subscribe for or purchase any securities of the Company, and no such inducement is intended. No investment decision should be based on the information contained in the SGX Announcement.

By Order of the Board
Modern Land (China) Co., Limited
Zhang Peng
President, Chairman and Executive Director

Hong Kong, 3 January 2024

As of the date of this announcement, the Board comprises eight directors, namely, executive directors: Mr. Zhang Peng, Mr. Zhang Lei and Mr. Chen Yin; non-executive directors: Mr. Tang Lunfei and Mr. Zeng Qiang; and independent non-executive directors: Mr. Cui Jian, Mr. Hui Chun Ho, Eric and Mr. Gao Zhikai.

This announcement does not constitute an offer to sell or the solicitation of an offer to buy any securities in the United States or any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. No securities may be offered or sold in the United States absent registration or an applicable exemption from the registration requirements. Any public offering of securities to be made in the United States will be made by means of a prospectus. Such prospectus will contain detailed information about the company making the offer, its management, as well as financial statements. The Company does not intend to make any public offering of securities in the United States.



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ANNOUNCEMENT

PAYMENT OF INTEREST RELATING TO THE FOLLOWING NOTES

Description of Debt Securities	ISIN/Common Code
8.0%/10.0% Senior Notes Due 2024 (the “ 2024 Notes ”)	XS2500897678/250089767 (RegS)
	XS2502824944/250282494 (144A)
	XS2502825164/250282516 (IAI)
9.0%/11.0% Senior Notes Due 2025 (the “ 2025 Notes ”)	XS2500898486/250089848 (RegS)
	XS2502825594/250282559 (144A)
	XS2502825834/250282583 (IAI)
9.0%/11.0% Senior Notes Due 2026 (the “ 2026 Notes ”)	XS2500899294/250089929 (RegS)
	XS2502826725/250282672 (144A)
	XS2502827616/250282761 (IAI)
9.0%/11.0% Senior Notes Due 2027 (the “ 2027 Notes ”)	XS2500899880/250089988 (RegS)
	XS2502827889/250282788 (144A)
	XS2502828267/250282826 (IAI)

The Company hereby announces that pursuant to the indenture dated 30 December 2022 in respect of the 2024 Notes, as at the interest payment date of 30 December 2023 (the “**Interest Payment Date**”):

- (i) no cash interest is payable in respect of the 2024 Notes as at the Interest Payment Date;
- (ii) the total amount of the PIK Interest payable as at the Interest Payment Date in relation to the 2024 Notes is US\$9,347,566; and
- (iii) the payment of the PIK Interest increases the outstanding principal amount of the 2024 Notes as at the Interest Payment Date from US\$186,951,320 to US\$196,298,886.

Pursuant to the indenture dated 30 December 2022 in respect of the 2025 Notes, as at the Interest Payment Date:

- (i) no cash interest is payable in respect of the 2025 Notes as at the Interest Payment Date;
- (ii) the total amount of the PIK Interest payable as at the Interest Payment Date in relation to the 2025 Notes is US\$17,150,011; and
- (iii) the payment of the PIK Interest increases the outstanding principal amount of the 2025 Notes as at the Interest Payment Date from US\$311,818,374 to US\$328,968,385.

Pursuant to the indenture dated 30 December 2022 in respect of the 2026 Notes, as at the Interest Payment Date:

- (i) no cash interest is payable in respect of the 2026 Notes as at the Interest Payment Date;
- (ii) the total amount of the PIK Interest payable as at the Interest Payment Date in relation to the 2026 Notes is US\$22,981,783; and
- (iii) the payment of the PIK Interest increases the outstanding principal amount of the 2026 Notes as at the Interest Payment Date from US\$417,850,596 to US\$440,832,379.

Pursuant to the indenture dated 30 December 2022 in respect of the 2027 Notes, as at the Interest Payment Date:

- (i) no cash interest is payable in respect of the 2027 Notes as at the Interest Payment Date;
- (ii) the total amount of the PIK Interest payable as at the Interest Payment Date in relation to the 2027 Notes is US\$33,365,853; and
- (iii) the payment of the PIK Interest increases the outstanding principal amount of the 2027 Notes as at the Interest Payment Date from US\$606,651,860 to US\$640,017,713.

For queries please contact:

D.F. King Ltd.

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Shareholders of the Company and other investors are advised to exercise caution when dealing in the securities of the Company.

By order of the Board
Modern Land (China) Co., Limited
Zhang Peng
Chairman, President and Executive Director

Hong Kong, 3 January 2024

As of the date of this announcement, the Board comprises eight directors, namely, executive directors: Mr. Zhang Peng, Mr. Zhang Lei and Mr. Chen Yin; non-executive directors: Mr. Tang Lunfei and Mr. Zeng Qiang; and independent non-executive directors: Mr. Cui Jian, Mr. Hui Chun Ho, Eric and Mr. Gao Zhikai.