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INSIDE INFORMATION

(Stock code: 03377)

(Debt stock codes: 5782, 5869, 5276, 5623, 40115, 40670, 40760, 5202)

This announcement is made by Sino-Ocean Group Holding Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) and Rule 37.47B(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

As set out in the announcement published by Sino-Ocean Holding Group (China) Limited (遠洋控股集團(中國)有限公司) (“**SOG China**”), a wholly-owned subsidiary of the Company, on the website of The Shanghai Stock Exchange on 26 January 2024, in order to cope with the liquidity pressure caused by internal and external factors such as market downturn, slowdown in disposals and financing restriction, SOG China successively held holders’ meetings from November 2023 to January 2024 for considering the relevant resolutions on adjusting the principal and interest repayment arrangements for onshore open market debts. As of 26 January 2024, extension plans for seven corporate bonds and three asset securitisation products were approved at holders’ meetings, involving a total amount of RMB18.266 billion. Details are as follows:

No.	Abbreviation of Security	Security Code	Type	Outstanding Amount (RMB100 million)
1	H15 Sino-Ocean 3* (H15遠洋3)	122401.SH	Corporate bonds	15.00
2	H15 Sino-Ocean 5* (H15遠洋5)	122498.SH	Corporate bonds	30.00
3	H18 Sino-Ocean 1* (H18遠洋1)	143666.SH	Corporate bonds	17.00
4	H19 Sino-Ocean 1* (H19遠洋1)	155255.SH	Corporate bonds	13.20
5	H19 Sino-Ocean 2* (H19遠洋2)	155256.SH	Corporate bonds	12.00
6	H21 Sino-Ocean 1* (H21遠洋1)	188102.SH	Corporate bonds	26.00

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(Incorporated in Hong Kong with limited liability under the Hong Kong Companies Ordinance)

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No.	Abbreviation of Security	Security Code	Type	Outstanding Amount (RMB100 million)
7	H21 Sino-Ocean 2* (H21遠洋2)	188828.SH	Corporate bonds	19.50
8	H Sino-Ocean R1A* (H遠洋R1A)	156458.SH	Asset securitisation product	12.81
	Sino-Ocean R1 Subordinated* (遠洋R1次)	156459.SH		3.20
9	PR Sea A* (PR海A)	156850.SH	Asset securitisation product	15.29
	H Aegean B* (H愛琴B)	156851.SH		4.00
	Aegean Sea Subordinated* (愛琴海次)	156852.SH		2.00
10	22 Macalline ABN001 Preference* (22美凱龍 ABN001優先)	082280046.IB	Asset securitisation product	12.65
	22 Macalline ABN001 Subordinated* (22美凱龍 ABN001次)	082280047.IB		0.01
Total				182.66

In addition, SOG China is still actively communicating with the holders of the two private debt financing instruments on the extension plans and expediting the work on supplementary voting, among which the due principal and interest in the amount of RMB3.138 billion in respect of "21 Sino-Ocean Holding PPN001*" (21遠洋控股PPN001)" was not fully repaid on 21 January 2024, and the procedures in relation to the holders' meeting are currently still in progress. The subsequent implementation of plans for corporate bonds and asset securitisation products in respect of which the extension resolutions have been passed will not be affected by the above situation.

SOG China has made significant positive progress in the extension of its onshore open market debts, which can effectively alleviate the pressure of fund payment, support SOG China in maintaining normal and orderly operations and effectively guarantee the work of "guaranteeing delivery and stabilising people's livelihood" in the short term, and facilitate SOG China to restore a virtuous business cycle and return to the normal development track in the medium-to-long term. SOG China has always put into practice its corporate responsibilities and resolutely fulfilled its delivery obligations. In 2023, SOG China completed the delivery of approximately 54,000 residential units in more than 40 cities across the country, including Beijing, Tianjin, Shanghai, Guangzhou, Shenzhen, Wuhan and Hangzhou.

As for the next step, SOG China will strictly implement relevant credit enhancement procedures in accordance with the requirements of the extension plans. In order to ensure fair information disclosure, seven corporate bonds including “H15 Sino-Ocean 3” will continue to be suspended from trading on The Shanghai Stock Exchange. SOG China will make timely announcement(s) on the subsequent progress of related matters.

Further announcement(s) will be made by the Company as and when required in accordance with the relevant rules and regulations.

Shareholders of the Company, holders of debt securities of the Group and 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 the Company. When in doubt, shareholders of the Company, holders of debt securities of the Group and 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

Hong Kong, 26 January 2024

As at the date of this announcement, the board of directors of the Company comprises Mr. LI Ming, Mr. WANG Honghui, Mr. CUI Hongjie and Ms. CHAI Juan as executive directors; Mr. ZHAO Peng, Mr. ZHANG Zhongdang, Mr. YU Zhiqiang and Mr. SUN Jinfeng as non-executive directors; and Mr. HAN Xiaojing, Mr. JIN Qingjun, Mr. LYU Hongbin, Mr. LIU Jingwei and Mr. JIANG Qi as independent non-executive directors.

* *For identification purpose only*