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中國光大控股有限公司

CHINA EVERBRIGHT LIMITED

(*Incorporated in Hong Kong with limited liability*)
(**Stock Code: 165**)

DISCLOSEABLE TRANSACTION
AND
ANNOUNCEMENT PURSUANT TO RULE 14.36 OF THE LISTING RULES IN RESPECT OF FURTHER EXTENSION OF THE SECOND LOAN AND FURTHER EXTENSION OF THE LOAN FACILITY

FURTHER EXTENSION OF THE SECOND LOAN

The Board hereby announces that on 17 October 2025, (a) the Supplemental Second Loan Agreement was entered into between Everbright Jiangsu as lender and Everbright Jiabao as borrower for extending the maturity date of the Extended Second Loan; (b) the Supplemental Second Pledge Agreement was entered into among (i) Everbright Jiabao as pledgor; (ii) Everbright Jiangsu as pledgee; and (iii) EBA Yida as the limited partnership involved under the Second Pledge; and (c) the Supplemental Accounts Receivable Pledge Agreement was entered into among (i) Everbright Jiabao as pledgor; (ii) Everbright Jiangsu as pledgee; and (iii) Chongqing Development as the company involved under the Additional Pledge.

FURTHER EXTENSION OF THE LOAN FACILITY

The Board hereby announces that on 17 October 2025, (a) the Supplemental Facility Agreement was entered into between Shanghai Angui as lender and Everbright Jiabao as borrower to extend the maturity date of the Outstanding Loan Facility; and (b) the Supplemental Facility Accounts Receivable Pledge Agreement was entered into among (i) Everbright Jiabao as pledgor; (ii) Shanghai Angui as pledgee; and (iii) Ruishi Development (Shanghai) as the company involved under the Facility Pledge.

IMPLICATIONS UNDER THE LISTING RULES

This announcement is made by the Company pursuant to Rule 14.36 of the Listing Rules, as the entering into of (i) the Supplemental Second Loan Agreement and the corresponding Supplemental Second Pledge Agreement and the Supplemental Accounts Receivable Pledge Agreement constitute a material variation of the terms of the Second Loan Agreement; and (ii) the Supplemental Facility Agreement and the corresponding Supplemental Facility Accounts Receivable Pledge Agreement constitute a material variation of the terms of the Facility Agreement as previously disclosed under the Previous Announcements.

Since the Supplemental Second Loan Agreement and the Supplemental Facility Agreement were entered into with the same party, the Supplemental Second Loan Agreement and the Supplemental Facility Agreement shall be aggregated pursuant to Rule 14.22 of the Listing Rules. As one or more of the applicable percentage ratios as calculated pursuant to Rule 14.07 of the Listing Rules in relation to the Supplemental Second Loan Agreement and the Supplemental Facility Agreement on an aggregate basis are more than 5% but are all less than 25%, the Supplemental Second Loan Agreement and the Supplemental Facility Agreement and the respective transactions contemplated thereunder constitute a discloseable transaction of the Company and are subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

In addition, as the Supplemental Second Loan Agreement, the Supplemental Facility Agreement, the New Loan Agreement and the Second Facility Agreement are all financial assistance provided by the Company to Everbright Jiabao within the meaning of the Listing Rules within a 12-month period, the transactions contemplated under the Supplemental Second Loan Agreement, the Supplemental Facility Agreement, the New Loan Agreement and the Second Facility Agreement shall be aggregated together pursuant to Rule 14.22 of the Listing Rules.

As one or more of the applicable percentage ratios as calculated pursuant to Rule 14.07 of the Listing Rules in respect of the aggregated amount of financial assistance provided to Everbright Jiabao are more than 5% but are all less than 25%, the entering into of the Supplemental Second Loan Agreement, the Supplemental Facility Agreement, the New Loan Agreement and the Second Facility Agreement in aggregate constitute a discloseable transaction of the Company and are subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules. For details of the New Loan Agreement and the Second Facility Agreement, please refer to the Previous Announcements.

As the aggregate amount of financial assistance granted to Everbright Jiabao does not exceed 8% of the assets ratio as defined under Rule 13.13 of the Listing Rules, the entering into of the Supplemental Second Loan Agreement, the Supplemental Facility Agreement, the New Loan Agreement and the Second Facility Agreement is not subject to the general disclosure obligations under Rule 13.15 of the Listing Rules.

INTRODUCTION

FURTHER EXTENSION OF THE SECOND LOAN

Reference is made to the announcements of the Company dated 30 December 2022, 19 April 2023, 19 October 2023, 19 January 2024, 2 April 2024 and 18 October 2024 respectively, in relation to, among others, the provision of the Second Loan by Everbright Jiangsu as lender to Everbright Jiabao as borrower.

Pursuant to the Second Loan Agreement, the Second Pledge Agreement and the Accounts Receivable Pledge Agreement, Everbright Jiangsu agreed to extend the maturity date of the Second Loan from 18 October 2024 to 18 October 2025.

The Board hereby announces that on 17 October 2025, (a) the Supplemental Second Loan Agreement was entered into between Everbright Jiangsu as lender and Everbright Jiabao as borrower for extending the maturity date of the Extended Second Loan; (b) the Supplemental Second Pledge Agreement was entered into among (i) Everbright Jiabao as pledgor; (ii) Everbright Jiangsu as pledgee; and (iii) EBA Yida as the limited partnership involved under the Second Pledge; and (c) the Supplemental Accounts Receivable Pledge Agreement was entered into among (i) Everbright Jiabao as pledgor; (ii) Everbright Jiangsu as pledgee; and (iii) Chongqing Development as the company involved under the Additional Pledge.

FURTHER EXTENSION OF THE LOAN FACILITY

Reference is made to the announcements of the Company dated 2 April 2024 and 30 December 2024 in relation to, amongst other things, the provision of a facility of RMB410,000,000 by Shanghai Angui as lender to Everbright Jiabao as borrower.

Pursuant to the Facility Agreement and the Facility Accounts Receivable Pledge Agreement, Shanghai Angui agreed to extend the maturity date of the outstanding loan facility in the amount of RMB260,000,000 from 31 December 2024 to 31 December 2025.

The Board hereby announces that on 17 October 2025, (a) the Supplemental Facility Agreement was entered into between Shanghai Angui as lender and Everbright Jiabao as borrower to extend the maturity date of the Outstanding Loan Facility; and (b) the Supplemental Facility Accounts Receivable Pledge Agreement was entered into among (i) Everbright Jiabao as pledgor; (ii) Shanghai Angui as pledgee; and (iii) Ruishi Development (Shanghai) as the company involved under the Facility Pledge.

THE SUPPLEMENTAL SECOND LOAN AGREEMENT

The principal terms of the Supplemental Second Loan Agreement are as follow:

Date:	17 October 2025
Parties:	(a) Everbright Jiangsu as lender; and (b) Everbright Jiabao as borrower
Outstanding principal amount:	RMB900,000,000
Interest rate:	6.00% per annum
Maturity date:	31 December 2026
Effective date:	Effective from the date of affixing the company chops by Everbright Jiangsu and Everbright Jiabao and the approval of the Supplemental Second Loan Agreement and the transactions contemplated thereunder at the shareholders' general meeting of Everbright Jiabao.
Repayment:	(i) Everbright Jiabao shall repay the accrued corresponding interests of the Extended Second Loan in accordance with the terms of the Second Loan Agreement on 18 October 2025. (ii) Everbright Jiabao shall repay the Extended Second Loan together with the corresponding interest amounts on 31 December 2026.
Prepayment:	Everbright Jiabao may prepay all or part of the Extended Second Loan at any time before 31 December 2026, in the event of partial prepayment, the interest of such part of the prepaid Extended Second Loan shall be paid together with the principal and shall not be further accumulated.

Save as disclosed above, all other terms and conditions of the Second Loan Agreement shall remain unchanged.

THE SUPPLEMENTAL SECOND PLEDGE AGREEMENT

In consideration of the extension of the maturity date of the Extended Second Loan, the Supplemental Second Pledge Agreement was entered in favour of Everbright Jiangsu to amend and supplement the Second Pledge Agreement.

The principal terms of the Supplemental Second Pledge Agreement are as follows:

Date:	17 October 2025
Parties:	(a) Everbright Jiabao as pledgor; (b) Everbright Jiangsu as pledgee; and (c) EBA Yida as the limited partnership involved under the Second Pledge
Right of pledge:	RMB1,300,000,000 comprising the actual capital contribution of Everbright Jiabao in EBA Yida at an unaudited valuation of approximately RMB 581,959,207 as at 30 June 2025.
Term:	The Supplemental Second Pledge Agreement shall be effective from the effective date of the Supplemental Second Loan Agreement and shall expire upon the full repayment of the Extended Second Loan and all corresponding interest amounts under the Supplemental Second Loan Agreement.
Scope of the Second Pledge:	In addition to the Extended Second Loan and the corresponding interest amounts, it also covers all possible penalty interests, liquidated damages and reasonable expenses incurred by Everbright Jiangsu for the realization of the Second Pledge.
Others:	Each party shall cooperate to complete the relevant procedures for pledge registration of the Second Pledge within 20 business days upon the Supplemental Second Pledge Agreement being effective.

Save as disclosed above, all other terms and conditions of the Second Pledge Agreement shall remain unchanged.

THE SUPPLEMENTAL ACCOUNTS RECEIVABLE PLEDGE AGREEMENT

In consideration of the extension of the maturity date of the Extended Second Loan, the Supplemental Accounts Receivable Pledge Agreement was entered in favour of Everbright Jiangsu to amend and supplement the Accounts Receivable Pledge Agreement.

The principal terms of the Supplemental Accounts Receivable Pledge Agreement are as follows:

Date:	17 October 2025
Parties:	(a) Everbright Jiabao as pledgor; (b) Everbright Jiangsu as pledgee; and (c) Chongqing Development as the company involved under the Additional Pledge

Right of pledge:	The accounts receivable payable by Chongqing Development to Everbright Jiabao comprising a loan granted by Everbright Jiabao to Chongqing Development in the principal amount of RMB426,000,000 with all interests accrued at an interest rate of 8.5% per annum.
Term:	The Supplemental Accounts Receivable Pledge Agreement shall be effective from the effective date of the Supplemental Second Loan Agreement and shall expire upon the full repayment of the Extended Second Loan and all corresponding interest amounts under the Supplemental Second Loan Agreement.
Scope of the Additional Pledge:	In addition to the Extended Second Loan and the corresponding interest amounts, it also covers all possible penalty interests, liquidated damages and reasonable expenses incurred by Everbright Jiangsu for the realization of the Additional Pledge.
Others:	Each party shall cooperate to complete the relevant procedures for pledge registration of the Additional Pledge within 20 business days upon the Supplemental Accounts Receivable Pledge Agreement being effective.

Save as disclosed above, all other terms and conditions of the Accounts Receivable Pledge Agreement shall remain unchanged.

THE SUPPLEMENTAL FACILITY AGREEMENT

The principal terms of the Supplemental Facility Agreement are as follows:

Date:	17 October 2025
Parties:	(a) Shanghai Angui as lender; and (b) Everbright Jiabao as borrower
Outstanding loan facility:	RMB200,000,000
Interest rate:	6.5% per annum
Maturity date:	31 December 2026
Effective date:	Effective from the date of affixing the company chops by Shanghai Angui and Everbright Jiabao and the approval of the Supplemental Facility Agreement and the transactions contemplated thereunder at the shareholders' general meeting of Everbright Jiabao.
Repayment:	(i) Everbright Jiabao shall repay RMB60,000,000 and the corresponding accrued interests to Shanghai Angui before 31 December 2025 and shall repay the corresponding accrued interests of the Outstanding Loan Facility to Shanghai Angui on 31 December 2025. (ii) Everbright Jiabao shall repay the Outstanding Loan Facility together with the corresponding interest amounts on 31 December 2026.

Prepayment:	In the event of partial prepayment, the interest of such part of the prepaid principal amount shall be paid together with the principal and shall not be further accumulated.

Save as disclosed above, all other terms and conditions of the Facility Agreement shall remain unchanged.

THE SUPPLEMENTAL FACILITY ACCOUNTS RECEIVABLE PLEDGE AGREEMENT

The principal terms of the Supplemental Facility Accounts Receivable Pledge Agreement are as follows:

Date:	17 October 2025
Parties:	(a) Everbright Jiabao as pledgor; (b) Shanghai Angui as pledgee; and (c) Ruishi Development (Shanghai) as the company involved under the Facility Pledge
Right of pledge:	The accounts receivable payable by Ruishi Development (Shanghai) to Everbright Jiabao comprising a loan granted by Everbright Jiabao to Ruishi Development (Shanghai) in the principal amount of RMB908,600,000 with all interests accrued at an interest rate of 6.5% per annum.
Term:	The Supplemental Facility Accounts Receivable Pledge Agreement shall be effective from the effective date of the Supplemental Facility Agreement and expire upon the full repayment of the Outstanding Loan Facility and all corresponding interest amounts under the Supplemental Facility Agreement.
Scope of the Facility Pledge:	It covers all possible penalty interests, liquidated damages and reasonable expenses incurred by Shanghai Angui for the realization of the Facility Pledge.

Save as disclosed above, all other terms and conditions of the Facility Accounts Receivable Pledge Agreement shall remain unchanged.

REASONS FOR AND BENEFITS OF THE FURTHER EXTENSION OF THE EXTENDED SECOND LOAN

Through extending the maturity date of the Extended Second Loan from 18 October 2025 to 31 December 2026, it allows the Company to further increase the rate of return of the internal idle funds and further enhance the usage of its financial resources given the current market conditions. Meanwhile, coupled with the entering into of the Supplemental Second Pledge Agreement and the Supplemental Accounts Receivable Pledge Agreement, the repayment of the Extended Second Loan is able to be secured with the Second Pledge and the Additional Pledge.

The terms of the Supplemental Second Loan Agreement, the Supplemental Second Pledge Agreement and the Supplemental Accounts Receivable Pledge Agreement were negotiated on an arm's length basis between the parties and the determination of the interest rate of the Extended Second Loan has taken into account the prevailing market interest rates. The Directors are of the view that the Supplemental Second Loan Agreement, the Supplemental Second Pledge Agreement and the Supplemental Accounts Receivable Pledge Agreement were entered into on normal commercial terms and in the ordinary and usual course of business of the Company, the terms of the Supplemental Second Loan Agreement, the Supplemental Second Pledge Agreement and the Supplemental Accounts Receivable Pledge Agreement are fair and reasonable and in the interests of the Company and its Shareholders as whole.

REASONS FOR AND BENEFITS OF THE FURTHER EXTENSION OF THE OUTSTANDING LOAN FACILITY

Through extending the maturity date of the Outstanding Loan Facility from 31 December 2025 to 31 December 2026, it allows the Company to further increase the rate of return of the internal idle funds and further enhance the usage of its financial resources given the current market conditions. Meanwhile, coupled with the entering into of the Supplemental Facility Accounts Receivable Pledge Agreement, the repayment of the Outstanding Loan Facility is able to be secured with the Facility Pledge.

The terms of the Supplemental Facility Agreement and the Supplemental Facility Accounts Receivable Pledge Agreement were negotiated on an arm's length basis between the parties and the determination of the interest rate of the Outstanding Loan Facility has taken into account the prevailing market interest rates. The Directors are of the view that the Supplemental Facility Agreement and the Supplemental Facility Accounts Receivable Pledge Agreement were entered into on normal commercial terms and in the ordinary and usual course of business of the Company, the terms of the Supplemental Facility Agreement and the Supplemental Facility Accounts Receivable Pledge Agreement are fair and reasonable and in the interests of the Company and its Shareholders as whole.

IMPLICATIONS UNDER THE LISTING RULES

This announcement is made by the Company pursuant to Rule 14.36 of the Listing Rules, as the entering into of (i) the Supplemental Second Loan Agreement and the corresponding Supplemental Second Pledge Agreement and the Supplemental Accounts Receivable Pledge Agreement constitute a material variation of the terms of the Second Loan Agreement; and (ii) the Supplemental Facility Agreement and the corresponding Supplemental Facility Accounts Receivable Pledge Agreement constitute a material variation of the terms of the Facility Agreement as previously disclosed under the Previous Announcements.

Since the Supplemental Second Loan Agreement and the Supplemental Facility Agreement were entered into with the same party, the Supplemental Second Loan Agreement and the Supplemental Facility Agreement shall be aggregated pursuant to Rule 14.22 of the Listing Rules. As one or more of the applicable percentage ratios as calculated pursuant to Rule 14.07 of the Listing Rules in relation to the Supplemental Second Loan Agreement and the Supplemental Facility Agreement on an aggregate basis are more than 5% but are all less than 25%, the Supplemental Second Loan Agreement and the Supplemental Facility Agreement and the respective transactions contemplated thereunder constitute a discloseable transaction of the Company and are subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

In addition, as the Supplemental Second Loan Agreement, the Supplemental Facility Agreement, the New Loan Agreement and the Second Facility Agreement are all financial assistance provided by the Company to Everbright Jiabao within the meaning of the Listing Rules within a 12-month period, the transactions contemplated under the Supplemental Second Loan Agreement, the Supplemental Facility Agreement, the New Loan Agreement and the Second Facility Agreement shall be aggregated together pursuant to Rule 14.22 of the Listing Rules.

As one or more of the applicable percentage ratios as calculated pursuant to Rule 14.07 of the Listing Rules in respect of the aggregated amount of financial assistance provided to Everbright Jiabao are more than 5% but are all less than 25%, the entering into of the Supplemental Second Loan Agreement, the Supplemental Facility Agreement, the New Loan Agreement and the Second Facility Agreement in aggregate constitute a discloseable transaction of the Company and are subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules. For details of the New Loan Agreement and the Second Facility Agreement, please refer to the Previous Announcements.

As the aggregate amount of financial assistance granted to Everbright Jiabao does not exceed 8% of the assets ratio as defined under Rule 13.13 of the Listing Rules, the entering into of the Supplemental Second Loan Agreement, the Supplemental Facility Agreement, the New Loan Agreement and the Second Facility Agreement is not subject to the general disclosure obligations under Rule 13.15 of the Listing Rules.

INFORMATION ON THE COMPANY AND THE PARTIES

Information on the Group

The Company, through its subsidiaries and associates, is principally engaged in the provision of financial services and persistently pursues the cross-border macro asset management strategy, with specific focuses on fund and investment business.

Information on Everbright Jiangsu

Everbright Jiangsu is a company incorporated under the laws of the PRC with limited liability and a wholly-owned subsidiary of the Company. Everbright Jiangsu is principally engaged in investment.

Information on Shanghai Angui

Shanghai Angui is a company incorporated under the laws of the PRC with limited liability and a wholly-owned subsidiary of the Company. Shanghai Angui is principally engaged in industrial investment and business management consulting.

Information on Everbright Jiabao

Everbright Jiabao is a joint stock company incorporated in the PRC with limited liability whose A shares are listed on the Shanghai Stock Exchange (stock code: 600622) and an associate of the Group held as to approximately 29.17% by the Company as at the date of this announcement. Everbright Jiabao principally engages in real estate development and real estate assets management.

Information on EBA Yida

EBA Yida is a limited partnership established under the laws of the PRC. The general partner of EBA Yida is EBA (Beijing) Asset Management Co., Ltd.*（光大安石（北京）資產管理有限公司） which is owned as to 51% by Everbright Jiabao and 49% by the Company. The capital commitment of EBA Yida is contributed as to approximately 60.9984% by Yixing CEL Investment Co., Ltd*（宜興光控投資有限公司）which is an indirectly wholly-owned subsidiary of the Company, approximately 37.4991% by Everbright Jiabao, approximately 1% by EBA (Beijing) Real Estate Investment Consultancy Co., Limited*（光大安石（北京）房地產投資顧問有限公司）, approximately 0.5% by Zhuhai Anjing Enterprise Management Center, L.P.*（珠海安晶企業管理中心（有限合夥）） and approximately 0.0025% by EBA (Beijing) Asset Management Co., Ltd.*（光大安石（北京）資產管理有限公司）respectively. EBA Yida focuses on investing in real estate projects, primarily in urban renewal projects and also focuses on investing in first-tier cities in the PRC and second and third tier cities in the PRC with a well-developed real estate market.

Information on Chongqing Development

Chongqing Development is a company established in the PRC with limited liability whose principal business is providing consultancy services in respect of real estate and properties in the PRC. Chongqing Development is owned as to 99.997% and 0.003% by Shanghai Leitai Investment Centre (Limited Partnership)*（上海雷泰投資中心（有限合夥））and EBA (Beijing) Investment Management Co., Ltd*（光控安石（北京）投資管理有限公司）respectively. Shanghai Leitai Investment Centre (Limited Partnership)*（上海雷泰投資中心（有限合夥））is in turn owned as to approximately 69.4406%, 30.5539% and 0.005% by EBA Yida, Everbright Jiabao and EBA (Beijing) Investment Management Co., Ltd*（光控安石（北京）投資管理有限公司）respectively. EBA (Beijing) Investment Management Co., Ltd*（光控安石（北京）投資管理有限公司）is held as to 51% by Everbright Jiabao and 49% by the Company.

Information on Ruishi Development (Shanghai)

Ruishi Development (Shanghai) is a company established in the PRC with limited liability whose principal business is the development of real estate and properties in the PRC. Ruishi Development (Shanghai) is wholly-owned by Shanghai Angong Investment Company Limited*（上海安功投資有限公司）in which its shares are controlled by EBA (Beijing) Investment Management Co., Ltd*（光控安石（北京）投資管理有限公司）, which is held as to 51% by Everbright Jiabao and 49% by the Company.

To the best of knowledge, information and belief and having made all reasonable enquiries by the Directors, save as disclosed herein, Everbright Jiabao, EBA Yida, Chongqing Development and Ruishi Development (Shanghai) and their respective ultimate beneficial owner(s) are third parties independent from the Company and its connected persons.

DEFINITIONS

In this announcement, unless otherwise defined, the following terms shall have the following meanings:

"Accounts Receivable Pledge Agreement"	the pledge agreement dated 2 April 2024, as amended and supplemented by the first supplemental agreement dated 18 October 2024, entered into among (i) Everbright Jiabao as pledgor; (ii) Everbright Jiangsu as pledgee; and (iii) Chongqing Development as the company involved under the Additional Pledge, details of which were set out in the Previous Announcements
"Additional Pledge"	the pledge provided by Everbright Jiabao, being the accounts receivable payable by Chongqing Development to Everbright Jiabao comprising a loan granted by Everbright Jiabao to Chongqing Development in the principal amount of RMB426,000,000 with all interests accrued at an interest rate of 8.5% per annum under the Accounts Receivable Pledge Agreement
"associate"	has the meaning ascribed to it under the Listing Rules
"Board"	the board of Directors
"Chongqing Development"	Chongqing CEL New Property Development Company Limited*（重慶光控新業實業發展有限公司）, a company incorporated under the laws of the PRC with limited liability
"Company"	China Everbright Limited（中國光大控股有限公司）, a company incorporated under the laws of Hong Kong with limited liability and whose shares are listed on the Stock Exchange
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company
"EBA Yida"	Zhuhai EBA Yida Management Centre (Limited Partnership)*（珠海安石宜達企業管理中心（有限合夥））, a limited partnership established under the laws of the PRC
"Everbright Jiabao"	Everbright Jiabao Co., Ltd（光大嘉寶股份有限公司）, a joint stock company incorporated under the laws of the PRC whose A shares are listed on the Shanghai Stock Exchange (stock code: 600622) and an associate of the Group held as to approximately 29.17% by the Company as at the date of this announcement
"Everbright Jiangsu"	Everbright (Jiangsu) Investment Co., Ltd.*（光大控股（江蘇）投資有限公司）, a company incorporated under the laws of the PRC with limited liability and a wholly-owned subsidiary of the Company
"Extended Second Loan"	the remaining outstanding Second Loan in the amount of RMB900,000,000 under the Supplemental Second Loan Agreement

"Facility Accounts Receivable Pledge Agreement"	the pledge agreement dated 2 April 2024, as amended and supplemented by the first supplemental agreement dated 30 December 2024, entered into among (i) Everbright Jiabao as pledgor; (ii) Shanghai Angui as pledgee; and (iii) Ruishi Development (Shanghai) as the company involved under the Facility Pledge, details of which were set out in the Previous Announcements
"Facility Agreement"	the facility agreement dated 2 April 2024, as amended and supplemented by the first supplemental agreement dated 30 December 2024, entered into between Shanghai Angui as lender and Everbright Jiabao as borrower in respect of the Loan Facility, details of which were set out in the Previous Announcements
"Facility Pledge"	the pledge provided by Everbright Jiabao, being the accounts receivable payable by Ruishi Development (Shanghai) to Everbright Jiabao comprising a loan granted by Everbright Jiabao to Ruishi Development (Shanghai) in the principal amount of RMB908,600,000 with all interests accrued at an interest rate of 6.5% per annum under the Facility Accounts Receivable Pledge Agreement
"Group"	the Company and its subsidiaries
"Hong Kong"	Hong Kong Special Administrative Region of the PRC
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Loan Facility"	the loan provided by Shanghai Angui to Everbright Jiabao in the original principal amount of RMB410,000,000 as reduced to RMB260,000,000 under the Facility Agreement, details of which were set out in the Previous Announcements
"New Loan Agreement"	the loan agreement dated 29 August 2025 entered into between Shanghai Angui as lender and Everbright Jiabao as borrower for a loan amount of not exceeding RMB990,000,000 with an interest rate of 6.5% per annum, details of which were set out in the Previous Announcements
"Outstanding Loan Facility"	the loan provided by Shanghai Angui to Everbright Jiabao in the original principal amount of RMB410,000,000 as further reduced to RMB200,000,000 under the Supplemental Facility Agreement
"PRC"	the People's Republic of China
"Previous Announcements"	the announcements of the Company dated 30 December 2022, 19 April 2023, 19 October 2023, 19 January 2024, 2 April 2024, 18 October 2024, 30 December 2024, 26 May 2025 and 29 August 2025 respectively, in relation to, among others, the New Loan Agreement, the Second Loan Agreement, the Second Facility Agreement and the Facility Agreement
"RMB"	Renminbi, the lawful currency of the PRC

"Ruishi Development (Shanghai)"	Ruishi Real Property Development (Shanghai) Company Limited*（瑞詩房地產開發（上海）有限公司）, a company incorporated under the laws of the PRC with limited liability
"Second Facility Agreement"	the facility agreement dated 26 May 2025 entered into between Shanghai Angui as lender and Everbright Jiabao as borrower for a facility of RMB400,000,000 with an interest rate of 6.5% per annum, details of which were set out in the Previous Announcements
"Second Loan"	the loan provided by Everbright Jiangsu to Everbright Jiabao in the original principal amount of RMB1,053,000,000 as reduced to RMB930,000,000 under the Second Loan Agreement, details of which were set out in the Previous Announcements
"Second Loan Agreement"	the second loan agreement dated 30 December 2022, as amended and supplemented by the first supplemental agreement dated 19 April 2023, the second supplemental agreement dated 19 October 2023, the third supplemental agreement dated 19 January 2024 and the fourth supplemental agreement dated 18 October 2024, entered into between Everbright Jiangsu and Everbright Jiabao in respect of the Second Loan, details of which were set out in the Previous Announcements
"Second Pledge"	the pledge provided by Everbright Jiabao, being initially RMB1,100,000,000 and adjusted to RMB1,300,000,000 comprising the actual capital contribution of Everbright Jiabao in EBA Yida pursuant to the Second Pledge Agreement
"Second Pledge Agreement"	the pledge agreement dated 19 April 2023, as amended and supplemented by the first supplemental agreement dated 19 October 2023, the second supplemental agreement dated 19 January 2024 and the third supplemental agreement dated 18 October 2024, entered into among (i) Everbright Jiabao as pledgor; (ii) Everbright Jiangsu as pledgee; and (iii) EBA Yida as the limited partnership involved under the Second Pledge, details of which were set out in the Previous Announcements
"Shanghai Angui"	Shanghai Angui Investment Management Company Limited*（上海安瑰投資管理有限公司）, a company incorporated under the laws of the PRC with limited liability and a wholly-owned subsidiary of the Company
"Shareholder(s) "	Shareholder(s) of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Supplemental Accounts Receivable Pledge Agreement"	the second supplemental pledge agreement dated 17 October 2025 entered into among (i) Everbright Jiabao as pledgor; (ii) Everbright Jiangsu as pledgee; and (iii) Chongqing Development as the company involved under the Additional Pledge to amend and supplement the Accounts Receivable Pledge Agreement

"Supplemental Facility Accounts Receivable Pledge Agreement"	the second supplemental pledge agreement dated 17 October 2025 entered into among (i) Everbright Jiabao as pledgor; (ii) Shanghai Angui as pledgee; and (iii) Ruishi Development (Shanghai) as the company involved under the Facility Pledge to amend and supplement the Facility Accounts Receivable Pledge Agreement
"Supplemental Facility Agreement"	the second supplemental facility agreement dated 17 October 2025 entered into between Shanghai Angui as lender and Everbright Jiabao as borrower for extending the maturity date of the Outstanding Loan Facility
"Supplemental Second Loan Agreement"	the fifth supplemental agreement dated 17 October 2025 entered into between Everbright Jiangsu as lender and Everbright Jiabao as borrower in relation to, among others, the extension of the maturity date of the Extended Second Loan
"Supplemental Second Pledge Agreement"	the fourth supplemental agreement dated 17 October 2025 entered into among (i) Everbright Jiabao as pledgor; (ii) Everbright Jiangsu as pledgee; and (iii) EBA Yida as the limited partnership involved under the Second Pledge to amend and supplement the Second Pledge Agreement
"%"	per cent

By Order of the Board
China Everbright Limited
Wan Kim Ying Kasina
Company Secretary

Hong Kong, 17 October 2025

As at the date of this announcement, the directors of the Company are:

Executive Directors:
Mr. Lin Chun (President)
Mr. Pan Jianyun
Mr. An Xuesong
Mr. Yin Yanwu

Non-executive Directors:
Mr. Yu Fachang (Chairman)
Dr. Qin Hongyuan

Independent Non-executive Directors:
Dr. Lin Zhijun
Mr. Law Cheuk Kin Stephen
Mr. Wong Chun Sek Edmund
Dr. Young Danqing Xu

** For identification purposes only*