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**CHINA TIANBAO GROUP DEVELOPMENT COMPANY LIMITED**
**中國天保集團發展有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 1427)**

# VOLUNTARY ANNOUNCEMENT PROVISION OF GUARANTEE REGARDING THE BANKING FACILITIES TO A SUBSIDIARY OF THE COMPANY

This announcement is made by China Tianbao Group Development Company Limited (the "**Company**", together with its subsidiaries, the "**Group**") on a voluntary basis.

The board (the "**Board**") of directors (the "**Directors**") of the Company is pleased to announce that the Company intends to enter into a corporate guarantee agreement to provide a guarantee to China Construction Bank Corporation, Huailai Branch (the "**Bank**") with a maximum amount of RMB800,000,000 (the "**Guarantee**"). Such Guarantee is to guarantee the due performance of the obligations of Huailai Tianbao Health Care Service Co., Ltd (懷來天保康養服務有限公司) ("**Huailai Health Care**"), a wholly-owned subsidiary of the Company, under the banking facility agreement (the "**Facility Agreement**") entered into between Huailai Health Care as the borrower and the Bank as the lender. The Bank granted a long term loan which to be matured in July 2041, bearing interest at China's Loan Prime Rate minus 60 points and sum of annual repayment is set according to the business development of Tianbao Jingbei Health City.

The Board is of the view that entering into the Facility Agreement and the provision of the Guarantee are for the purpose of providing favorable financing resources for the business operation of Huailai Health Care which can strengthen its cash flow management and the development of Tianbao Jingbei Health City.

The Board considers that the terms of the Facility Agreement and Guarantee were determined based on arm's length negotiations between the parties, and are fair and reasonable and in the interests of the Company and its shareholders as a whole.

The Guarantee provided by the Company does not constitute any notifiable transaction and/or connected transaction under Chapter 14 and Chapter 14A of the Rules Governing the Listing of Securities on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Listing Rules**"). As required by the Bank, the Board wishes to make a voluntary disclosure to inform its shareholders and potential investors in respect of the details of the Guarantee.

To the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, the Bank and its ultimate beneficial owner are third parties independent of the Company and its connected persons (as defined under the Listing Rules).

By order of the Board
**China Tianbao Group Development Company Limited**
**Li Baotian**
*Chairman of the Board and Executive Director*

Hong Kong, December 3, 2025

*As at the date of this announcement, the executive Directors are Mr. Li Baotian, Ms. Shen Lifeng, Ms. Wang Xinling, Mr. Li Yaruixin, Ms. Wang Huijie and Mr. Zang Lin; and the independent non-executive Directors are Mr. Li Qingxu and Mr. Li Xu.*