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## UPDATE IN RELATION TO THE DISCLAIMER OF OPINION ON GOING CONCERN SET OUT IN THE ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

The announcement is made by Sino-Ocean Group Holding Limited (the "**Company**", together with its subsidiaries, the "**Group**") to provide an update in relation to the disclaimer of opinion solely on going concern issue (the "**Disclaimer of Opinion**") as set out in the annual report of the Company for the year ended 31 December 2024 (the "**2024 Annual Report**") published on 23 April 2025. Unless the context requires otherwise, capitalised terms used in this announcement shall have the same meaning as defined in the 2024 Annual Report.

Pursuant to the announcement of the Company dated 30 September 2025, the Company provided an update on the plans and measures that have been implemented to improve the Group's liquidity and financial position up to 30 September 2025. The Company wishes to update shareholders and investors of the Company that since 1 October 2025 and up to the date of this announcement, the following plans and measures have been implemented by the Company to improve the Group's liquidity and financial position:

1. **Onshore debts restructuring plan:** On 1 August 2025, the Group announced that it is preliminarily planned to provide an overall restructuring plan to holders of certain existing onshore corporate bonds and interbank directed debt financing instruments of the Group (the "**Target Bonds**"). This plan will adjust the repayment arrangements for the principal and interest of the Target Bonds and offer multiple settlement options, including cash repurchase, equity economic income right, and debt settlement with assets. The restructuring of the Target Bonds will be advanced by convening bondholders' meeting(s), and the final restructuring plan shall be subject to the resolutions set forth in the bondholders' meeting notice(s). In order to implement the subsequent repayment arrangements of relevant bonds, ensure fair information disclosure and protect the interests of bond investors, the trading of seven subsisting onshore corporate bonds of the Group (the "**Corporate Bonds**") had been suspended from trading on The Shanghai Stock Exchange since 15 August 2025.

As mentioned in the announcement of the Company dated 26 November 2025, during the trading suspension period, bondholders' meetings for the Corporate Bonds had been convened, at which the resolutions concerning the restructuring of the relevant bonds were approved, and the Corporate Bonds have resumed trading since the commencement of trading hours of The Shanghai Stock Exchange on 27 November 2025.

Pursuant to the announcements regarding the results of the relevant bondholders' meetings, the cash repurchase option, the equity economic income right option, and the debt settlement with assets option (debt settlement with proceeds from residential projects and debt settlement with proceeds from commercial projects) will be subsequently initiated, in sequence, by the relevant parties. Specific arrangements shall be subject to subsequent announcements to be issued by Beijing Sino-Ocean Group Holding Limited (北京遠洋控股集團有限公司) (formerly known as Sino-Ocean Holding Group (China) Limited (遠洋控股集團(中國)有限公司)), a wholly-owned subsidiary of the Company. Further announcement(s) will also be made by the Company as and when required in accordance with the relevant rules and regulations.

For details on the updates regarding the onshore bonds, please refer to the announcements of the Company dated 9 May 2025, 30 May 2025, 12 June 2025, 19 June 2025, 10 July 2025, 18 July 2025, 28 July 2025, 1 August 2025, 14 August 2025 and 26 November 2025, respectively.

In addition, the Group has been continuing its effort in implementing the plans and measures detailed on pages 56–57 of the interim report of the Company for the six months ended 30 June 2025 (the “**2025 Interim Report**”) published on 12 September 2025, including (i) actively discussing with the other existing lenders to renew the Group's certain borrowings and/or not to demand immediate repayment until the Group has successfully completed the property construction projects and generated sufficient cash flows therefrom; (ii) continuing to seek to obtain additional new sources of financing through all possible channels such as assets disposal; (iii) proactively seeking ways to resolve the outstanding litigations of the Group and continuing to communicate with the plaintiffs; (iv) continuing to maintain active dialogue to secure a continuing and normal business relationship with major constructors and suppliers, including agreement on the payment arrangements with them and to complete the construction progress by them as scheduled; (v) continuing to implement measures to accelerate the pre-sales and sales of its properties under development and completed properties, and to speed up the collection of outstanding sales proceeds and other receivables; and (vi) continuing to control administrative costs and contain unnecessary capital expenditures to preserve liquidity, as well as actively assessing additional measures to further reduce discretionary spending. For details, please refer to the 2025 Interim Report.

The Company will publish announcement(s) for the updates regarding the Disclaimer of Opinion as and when appropriate in accordance with the Listing Rules and/or as required by the Stock Exchange.

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

By order of the Board  
**Sino-Ocean Group Holding Limited**  
**CHAN Ka Man**  
*Company Secretary*

Hong Kong, 31 December 2025

Sino-Ocean Group Holding Limited

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

Stock Code : 03377

*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. ZHANG Zhongdang, Mr. YU Zhiqiang, Ms. SUN Jianxin and Ms. WANG Manling as non-executive directors; and Mr. HAN Xiaojing, Mr. LYU Hongbin, Mr. LIU Jingwei, Mr. JIANG Qi and Mr. CHEN Guogang as independent non-executive directors.*