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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)

INSIDE INFORMATION
ANNOUNCEMENT ON ENFORCEMENT RULING

This announcement is made by Modern Land (China) Co., Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

1. BACKGROUND

The board (the "**Board**") of directors (the "**Director(s)**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that the Company has recently been notified that Beijing No. 2 Intermediate People's Court of the People's Republic of China (the "**PRC**") (北京市第二中級人民法院) (the "**Court**") issued an enforcement ruling ((2025) Jing 02 Zhi No. 436–1) dated 30 December 2025 (the "**Ruling**") in relation to the notarised creditor's rights dispute case among Shijiazhuang Guangyao Jinheng Real Estate Co., Ltd.* (石家莊光曜金恒房地產有限責任公司) (the "**Applicant**"), as the applicant for enforcement, and Hebei Tongfu Yuanlv Real Estate Development Co., Ltd.* (河北同福源綠房地產開發有限公司) ("**Hebei Tongfu**"), Modern Green Development Co., Ltd (當代節能置業股份有限公司) ("**Modern Green**", an indirect wholly-owned subsidiary of the Company) and Shijiazhuang Tonglüe Enterprise Management Consulting Co., Ltd.* (石家莊同略企業管理諮詢有限公司) ("**Shijiazhuang Tonglüe**"), as the persons subject to enforcement (collectively, the "**Persons Subject to Enforcement**").

2. THE RULING

As disclosed in the Ruling, in the course of enforcement, the Court conducted the first judicial online auction on 9 December 2025 through the JD Judicial Auction Online Platform in respect of the state-owned construction land use rights held by Hebei Tongfu located to the north of Dongyin Village, to the west of Yuxiang Street, and to

the east of Jianshe Avenue, Luancheng District, Shijiazhuang City, Hebei Province, the PRC (Real Estate Title Certificate No.: Ji (2020) Luancheng District Real Estate Title No. 0000046), with a site area of approximately 33,827.53 square metres (the "**Subject Property**"), with a reserve price of RMB205,000,000. The first auction failed as no bidder registered to participate.

The Applicant subsequently applied to the Court to take over the Subject Property in satisfaction of the principal debt owed to it at the failed first auction price of RMB205,000,000. Pursuant to the Ruling, the Court ruled, among other things, that:

(i) the seizure over the Subject Property shall be released;

(ii) the mortgage registration over the Subject Property (in favour of Hangzhou Guangyao Xingshu Equity Investment Partnership (Limited Partnership)* (杭州光耀幸墅股權投資合夥企業(有限合夥)) as mortgagee) shall be cancelled;

(iii) the Subject Property shall be valued at RMB205,000,000 and be delivered to the Applicant in satisfaction of the principal debt owed by Hebei Tongfu in the case, with the relevant property rights and related rights being transferred from the date of service of the Ruling on the Applicant; and

(iv) the Applicant may present the Ruling to the competent registration authority to handle the relevant title transfer registration procedures.

The Ruling shall take legal effect upon service.

Recently, the Company was informed that the Applicant is preparing to apply to the relevant registration authority for the transfer of title of the Subject Property. The Group is not the party initiating the title transfer procedures and will only cooperate in accordance with the relevant requirements as necessary. The progress and timing of the title transfer are subject to the arrangements of the Applicant and the relevant authorities, and the Company does not have further details at this stage. The Company will make further disclosure in accordance with the Listing Rules.

3. POTENTIAL IMPACT ON THE GROUP

Modern Green, an indirect wholly-owned subsidiary of the Company, is a joint and several guarantor in respect of the underlying debt of Hebei Tongfu to the Applicant. Following the delivery of the Subject Property to the Applicant in satisfaction of the principal debt pursuant to the Ruling, the amount of the underlying indebtedness owed by the Persons Subject to Enforcement (including Modern Green) to the Applicant will be correspondingly reduced by RMB205,000,000.

The Group is currently assessing the full financial and operational impact of the Ruling on the Group, including its impact on the Group's consolidated financial statements. As at the date of this announcement, the assessment is ongoing and the Company is not yet in a position to quantify the ultimate accounting impact. The Company will make further announcement(s) as and when appropriate in accordance with the Listing Rules to keep its shareholders and potential investors informed of any material developments.

The Company will continue to closely monitor the progress of the enforcement proceedings and will take appropriate actions to safeguard the legitimate rights and interests of the Group and the shareholders of the Company as a whole.

4. CONTINUED SUSPENSION OF TRADING

At the request of the Company, trading in the shares of the Company on The Stock Exchange of Hong Kong Limited has been suspended with effect from 9:00 a.m. on 1 April 2026 and will remain suspended until further notice.

Shareholders and potential investors of the Company 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, 13 May 2026

As at the date of this announcement, the Board comprises seven Directors namely, executive Directors: Mr. Zhang Peng, Mr. Zhang Lei and Mr. Chen Yin; non-executive Director: Mr. Zeng Qiang; and independent non-executive Directors: Mr. Hui Chun Ho, Eric, Mr. Gao Zhikai and Ms. Zhu Caiqing.

* *For identification purposes only.*