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Zhenro Properties Group Limited
正榮地產集團有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 6158 and Debt Stock Code: 4596)

INSIDE INFORMATION
PRC LISTED BOND RESTRUCTURING

This announcement is made by Zhenro Properties Group Limited (the “**Company**” and, together with its subsidiaries, the “**Group**”) pursuant to Rules 13.09(2)(a), 13.25(1)(b), 37.47B(a) and 37.47E(c) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the “**Directors**”) of the Company (the “**Board**”) wishes to inform the shareholders and potential investors of the Company that, on 7 August 2026, Zhenro Properties Holdings Company Limited* (正榮地產控股有限公司) (“**Zhenro Properties**”), an indirect wholly-owned subsidiary of the Company, issued notices of creditor meeting on the Shanghai Stock Exchange that Zhenro Properties proposes to restructure its nine corporate bonds, namely, H21正榮01, H20正榮02, H20正榮03, HRP9優, H榮10優, H正榮1優, H正榮2優, H正榮3優 and H正榮4優 (the “**Listed Corporate Bonds**”), which are listed on the Shanghai Stock Exchange (the “**PRC Listed Bond Restructuring**”).

As of the date of this announcement, the aggregate outstanding principal amount of the Listed Corporate Bonds is approximately RMB6,661.4 million, or approximately RMB7,203.0 million including accrued interest.

Zhenro Properties has published notices of creditor meeting on the website of the Shanghai Stock Exchange (<http://www.sse.com.cn/>) in respect of the framework of the PRC Listed Bond Restructuring. Pursuant to the framework, the PRC Listed Bond Restructuring will provide the following options to the holders of the Listed Corporate Bonds:

- (1) One-off cash payment: A one-off payment of RMB64 million will be made to set off 8% of the outstanding principal amount of the Listed Corporate Bonds, including the accrued interest, which is not expected to exceed RMB800 million. The payment will be made within two months after obtaining the approval of the PRC Listed Bond Restructuring from a majority of the holders of the Listed Corporate Bonds.

- (2) Application of sale proceeds from three property projects: The sale proceeds from three property projects, after deducting the relevant loans and construction costs, which are expected to be approximately RMB179 million, will be used to set off part of the outstanding principal amount of the Listed Corporate Bonds at a ratio of RMB11 of sale proceeds for every RMB100 of outstanding principal amount. It is expected that an amount of not more than RMB1,600 million of the outstanding principal amount of the Listed Corporate Bonds will be set off in this manner. The sale proceeds will be maintained in a trust account for a period of five years.
- (3) Replacement of the remaining principal amount: The remaining principal amount of the Listed Corporate Bonds (including accrued interest) will be replaced by new bonds to be issued by Zhenro Properties with a maturity of approximately 8.5 years. The principal amount of the new bonds will become repayable after two years and will be repaid on a quarterly basis. The interest rate applicable before the base date will remain unchanged (i.e. the original coupon rate of the respective Listed Corporate Bond) and simple interest at a rate of 1% per annum will accrue after the base date.

As the sale of the two property projects, namely, Changle Guanlan Mansion (長樂棠悅觀瀾) and Yichun Jintou Mansion (宜春金投項目), is conducted in the ordinary and usual course of business of the Company and is revenue in nature, the sale of such property projects and the application of the sale proceeds to repay part of the outstanding principal of the Listed Corporate Bonds do not constitute a notifiable transaction of the Company under the Listing Rules. Tianjin Wisdom Luck Elegance Garden (天津中儲棟境) is held by an associated company of the Company. The sale of this property project does not constitute a notifiable transaction of the Company under the Listing Rules.

The PRC Listed Bond Restructuring is subject to approval by a majority of the holders of the Listed Corporate Bonds, which may or may not be obtained. Additionally, some options are subject to the internal approval of trusts and other entities.

If the PRC Listed Bond Restructuring proceeds as planned, the Board is of the view that the Group's debt level will be reduced.

The Company will make further announcement(s) on the progress of the PRC Listed Bond Restructuring as and when appropriate.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company. If they are in any doubt, they should seek professional advice from their own professional or financial advisers.

By Order of the Board
Zhenro Properties Group Limited
Chan King Tak
Chairman

Hong Kong, 10 August 2026

As at the date of this announcement, the executive Directors are Mr Chan King Tak and Mr Jin Mingjie; the non-executive Director is Mr Chow Wai Shing Daniel; and the independent non-executive Directors are Mr Wang Chuanxu, Mr Xie Jun and Ms Yang Yongyi.

** For identification purposes only*