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**Power Best Global Investments Limited**  
**力佳環球投資有限公司**

*(incorporated in the British Virgin Islands with limited liability)*

(as Issuer)

**INSIDE INFORMATION IN RELATION TO THE US\$237,000,000 11.0% SENIOR  
NOTES DUE 2022 (THE “NOTES”, STOCK CODE: 40515)  
AND DELISTING OF THE NOTES**

unconditionally and irrevocably guaranteed by



**Hong Kong JunFa Property Company Limited**

*(incorporated in Hong Kong with limited liability)*

(as Parent Guarantor)

This announcement is made by the Issuer (together with the Parent Guarantor, the “**Group**”) pursuant to Rule 37.47A, 37.47B and 37.47E of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

References are made to the announcements of the Issuer dated 24 December 2020, 26 March 2021, 29 March 2021, 22 July 2022 and 28 October 2022 in relation to the Notes (the “**Announcements**”). Unless otherwise defined, capitalised terms and expressions used in this announcement should have the same meanings as those defined in the Announcements.

## **UPDATE IN RELATION TO THE NOTES**

Pursuant to the terms of the Notes, the Notes will mature on 24 December 2022. Due to unfavorable factors in the macro economy, real estate market and financial environment, and multiple rounds of epidemics, the Issuer expects that it may not be in position to pay the outstanding principal amount of the Notes together with the accrued and unpaid interest thereon upon maturity. The Group has been communicating with the creditors to explore refinancing or any other feasible options to pursue a solution to the current situation. Further announcement will be made by the Group in relation to the progress of any solutions or significant business updates.

## **DELISTING OF THE NOTES**

Notice is also given that as the Notes will mature on 24 December 2022, the Notes will be delisted from the Stock Exchange. After withdrawal of listing on the Stock Exchange, noteholders requiring further information in relation to the Notes may contact the Company at 23rd Floor, Junfa Centre, No. 987 Beijing Road, Panlong District, Kunming, China or [luoyu1@junfagroup.com](mailto:luoyu1@junfagroup.com).

23 December 2022

*As at the date of this announcement, the Board of Directors of the Issuer comprises Mr. LI Zhenting and Mr. WANG Lei, and the Board of Directors of the Guarantor comprises Mr. LI Zhenting and Mr. WANG Lei.*