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Central Plaza Development Ltd.

*(incorporated with limited liability under the laws of British Virgin Islands)
(the "Offeror")*

Tender offer to purchase for cash

U.S.\$450,000,000 3.85 per cent. guaranteed notes due 2025

*(HKSE Stock Code: 40113) (Common Code: 209809656) (ISIN: XS2098096568)
(the "2025 Notes")*

issued by

Central Plaza Development Ltd.

under the

U.S.\$3,000,000,000 Medium Term Note and Perpetual Securities Programme

guaranteed by

International Financial Center Property Ltd.

(the "2025 Notes Guarantor")

with the benefit of a

Keepwell and Liquidity Support Deed and a Deed of Equity Interest Purchase Undertaking by

Beijing Capital Group Co., Ltd. (北京首都創業集團有限公司)

(the "Keepwell Provider")

and

U.S.\$500,000,000 4.65 per cent. guaranteed bonds due 2026

*(Common Code: 227959428) (ISIN: XS2279594282)
(the "2026 Bonds", and together with the 2025 Notes, the "Securities")*

issued by

Central Plaza Development Ltd.

guaranteed by

BCG Chinastar International Investment Limited (首創華星國際投資有限公司)

(the "2026 Bonds Guarantor")

with the benefit of a

Keepwell and Liquidity Support Deed and a Deed of Equity Interest Purchase Undertaking by

Beijing Capital Group Co., Ltd. (北京首都創業集團有限公司)

SETTLEMENT OF TENDER OFFER

Reference is made to the announcements of the Offeror dated 26 March 2025 and 7 April 2025 (together, the "Announcements") in respect of the Offers. Capitalised terms used but not defined herein shall have the meanings given to them in the Announcements.

The Offeror announces that payment of the Purchase Consideration for all the Securities validly tendered and accepted for purchase by the Offeror was made on 8 April 2025.

Upon the settlement of the Offers, U.S.\$7,598,000 in aggregate nominal amount of the 2025 Notes and U.S.\$311,762,000 in aggregate principal amount of the 2026 Bonds were purchased and redeemed by the Offeror on 8 April 2025 and cancelled pursuant to the terms and conditions of the relevant Securities, with

U.S.\$55,558,000 in aggregate nominal amount of the 2025 Notes (representing approximately 12.35 per cent. of the aggregate nominal amount of the 2025 Notes previously issued) and U.S.\$188,238,000 in aggregate principal amount of the 2026 Bonds (representing approximately 37.65 per cent. of the aggregate principal amount of the 2026 Bonds previously issued) remaining outstanding.

The 2025 Notes that were purchased pursuant to the relevant Offer represent approximately 1.69 per cent. of the aggregate nominal amount of the 2025 Notes previously issued. The 2026 Bonds that were purchased pursuant to the relevant Offer represent approximately 62.35 per cent. of the aggregate principal amount of the 2026 Bonds previously issued.

The Offeror will continue to monitor market conditions and may further purchase the Securities as and when appropriate. Pursuant to the rules of the relevant stock exchange, the Offeror will make a further announcement for every subsequent 5 per cent. interval of the aggregate nominal/principal amount of the relevant Securities previously issued that are redeemed or cancelled in accordance with the terms and conditions of the relevant Securities.

The Offeror, the 2025 Notes Guarantor, the 2026 Bonds Guarantor, the Keepwell Provider or any of their respective subsidiaries may at any time, at each of their sole and absolute discretion, purchase the Securities in the open market or otherwise and at any price. There is no assurance of the timing, amount or price of any purchase of the Securities or whether the Offeror, the 2025 Notes Guarantor, the 2026 Bonds Guarantor, the Keepwell Provider or any of their respective subsidiaries will make any further purchase of the Securities at all.

Holders of the Securities and potential investors should therefore exercise caution when dealing in the Securities.

8 April 2025

As at the date of this announcement, the sole director of the Offeror is SONG Xiaojin.