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**CENTRAL PLAZA DEVELOPMENT LTD.**

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

**Tender offer to repurchase for cash and consent solicitation  
in relation to any and all outstanding**

**U.S.\$500,000,000 4.65 per cent. Guaranteed Bonds due 2026  
(ISIN: XS2279594282) (Common Code: 227959428)**  
(the "**Bonds**")

**issued by the Issuer**

**unconditionally and irrevocably guaranteed by**

**BCG CHINASTAR INTERNATIONAL INVESTMENT LIMITED**

**首創華星國際投資有限公司**

*(incorporated in Hong Kong with limited liability)*

**with the benefit of a Keepwell and Liquidity Support Deed and  
a Deed of Equity Interest Purchase Undertaking by**

**BEIJING CAPITAL GROUP CO., LTD. (北京首都创业集团有限公司)**

*(incorporated in the People's Republic of China with limited liability)*

**RESULTS OF TENDER OFFER AND CONSENT SOLICITATION**

Reference is made to the announcement of the Issuer dated 27 June 2025 (the "**Announcement**") in respect of the Offer and the Proposal. Capitalised terms used but not defined herein shall have the meanings given to them in the Announcement and the Tender Offer and Consent Solicitation Memorandum.

## **Results of the Offer**

The Offer expired at 16:00 hours (London time) / 23:00 hours (Hong Kong time) on 16 July 2025. The Issuer accordingly announces that:

- (a) U.S.\$89,220,000 in aggregate principal amount of the Bonds were validly tendered pursuant to the Offer by Eligible Bondholders on or prior to the Early Deadline; and
- (b) U.S.\$1,200,000 in aggregate principal amount of the Bonds were validly tendered pursuant to the Offer by Eligible Bondholders after the Early Deadline but on or prior to the Expiration Deadline.

Due to adjournment of the Meeting, the Settlement Date of the Offer is expected to be 6 August 2025 if valid tenders of Bonds are accepted for repurchase pursuant to the Offer.

## **Results of the Meeting**

The initial Meeting to consider the Extraordinary Resolution was held on 21 July 2025. The Meeting was not quorate and has therefore been adjourned. The adjourned Meeting will be held at 02:00 hours (London time) / 09:00 hours (Hong Kong time) on 5 August 2025 at the offices of Clifford Chance, 33<sup>rd</sup> Floor, Jardine House, One Connaught Place, Central, Hong Kong and accordingly the voting deadline in respect of the Consent Solicitation is hereby extended to 16:00 hours (London time) / 23:00 hours (Hong Kong time) on 31 July 2025 and references in the Tender Offer and Consent Solicitation Memorandum to the Voting Deadline shall be read accordingly.

Tender Instructions and the Electronic Voting Instructions already submitted in accordance with the terms and procedures set out in the Tender Offer and Consent Solicitation Memorandum, and which have not been subsequently revoked (in the limited circumstances in which such revocation is permitted) shall remain valid for the adjourned Meeting.

## **Further Details**

The terms of the Offer and the Proposal are more fully described in the Tender Offer and Consent Solicitation Memorandum. For additional information regarding the terms of the Offer and the Proposal, please refer to the Tender Offer and Consent Solicitation Memorandum.

The Issuer has retained The Hongkong and Shanghai Banking Corporation Limited and CLSA Limited to act as Joint Dealer Managers for the Offer and the Proposal and Kroll Issuer Services Limited to act as Tender and Tabulation Agent.

Copies of the Tender Offer and Consent Solicitation Memorandum and its related documents may be found on the Tender and Consent Website or may be requested from the Tender and Tabulation Agent at:

## **Kroll Issuer Services Limited**

*In London:*

The News Building  
3 London Bridge Street  
London SE1 9SG  
United Kingdom

Telephone: +44 20 7704 0880

*In Hong Kong:*

3/F Three Pacific Place

1 Queen's Road East

Admiralty

Hong Kong

Telephone: +852 2281 0114

Attention: Kevin Wong

Email: [beijingcapital@is.kroll.com](mailto:beijingcapital@is.kroll.com)

Tender and Consent Website: <https://deals.is.kroll.com/beijingcapital>

Any questions or requests for assistance concerning the Offer or the Proposal may be directed to the Joint Dealer Managers at:

**The Hongkong and Shanghai Banking Corporation Limited**

Level 17, HSBC Main Building

1 Queen's Road Central

Hong Kong

Telephone: +852 3941 0223 (Hong Kong) / +44 20 7992 6237 (London)

Attention: Liability Management

Email: [liability.management@hsbcib.com](mailto:liability.management@hsbcib.com)

**CLSA Limited**

18/F, One Pacific Place

88 Queensway

Hong Kong

Telephone: +852 2600 8888

Attention: Debt Capital Markets

Email: [ProjectBJCapital2024@clsa.com](mailto:ProjectBJCapital2024@clsa.com)

21 July 2025

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