

NOTICE TO HOLDERS

THIS NOTICE CONTAINS IMPORTANT INFORMATION THAT IS OF INTEREST TO THE BENEFICIAL OWNERS OF THE NOTES. IF APPLICABLE, ALL DEPOSITORIES, CUSTODIANS AND OTHER INTERMEDIARIES RECEIVING THIS NOTICE ARE REQUESTED TO EXPEDITE THE RE-TRANSMITTAL TO BENEFICIAL OWNERS OF THE NOTES IN A TIMELY MANNER.

If you have recently sold or otherwise transferred your holding(s) of Notes (as defined below), you should immediately forward this Notice to the purchaser or transferee or the stockbroker, bank or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

If you have sold or otherwise transferred only part of your holding of Notes, you should retain a copy of this Notice and consult the stockbroker, bank or other agent through whom the sale or transfer was effected as to the action you should take.

17 March 2023

**9.5% Senior Notes Due 2023 (the “Notes) issued by
RongChangDa Development (BVI) Limited (the “Issuer”)
Unconditionally and irrevocably guaranteed by
RiseSun Real Estate Development Co., Ltd. (the “Parent Guarantor”)
ISIN: XS2420457348 | Common Code: 242045734**

We refer to the Indenture dated 17 March 2022 as amended and supplemented from time to time (the “**Indenture**”), entered into among the Issuer, the Parent Guarantor and China Construction Bank (Asia) Corporation Limited as the trustee of the Notes (the “**Trustee**”). Capitalised terms used without definition in this notice shall have the same meanings as given to them in the Indenture.

In accordance with the Section 4.01(*Payment of Notes*) of the Indenture, the Issuer is obliged to pay the principal of, any premium on (if any) and interest, and Additional Amounts, if any, on the Notes on the dates and in the manner provided in the Notes and the Indenture. In accordance with the Global Note, the Issuer is obliged to pay principal amount of the Notes on 16 March 2023.

Non-payment of principal

We note that under Section 6.01(a) (*Events of Default*) of the Indenture, it is an Event of Default if the Issuer defaults on the payment of principal of (or premium, if any, on) the Notes when the same becomes due and payable at maturity, upon acceleration, redemption or otherwise.

Please note that the Paying and Transfer Agent has informed the Trustee that, as at the date of this Notice, it has not received payment from the Issuer for the principal amount of the Notes due on 16 March 2023.

The Trustee hereby informs the Noteholders that an Event of Default under Section 6.01(a) (*Events of Default*) of the Indenture has occurred and is continuing as result of the non-payment of principal amount described above. A notice has been sent to the Issuer and the Parent Guarantor informing them of the occurrence of such Event of Default.

Pursuant to Section 6.02 (*Acceleration*) of the Indenture, if an Event of Default occurs and is continuing under the Indenture, the Trustee or the Holders of at least 25% in aggregate principal

amount of the Notes then outstanding, by written notice to the Issuer (and to the Trustee if such notice is given by the Holders), may, and the Trustee at the written request of such Holders shall, subject to receiving indemnity and/or security to its satisfaction, declare the principal of, premium, if any, and accrued and unpaid interest on the Notes to be immediately due and payable. Upon a declaration of acceleration, such principal of, premium, if any, and accrued and unpaid interest shall be immediately due and payable.

Trustee's rights and protections under the Indenture

Section 7.02(d) (*Certain Rights of Trustee*) of the Indenture provides that, the Trustee will not be under any obligation to take any action, or to exercise any rights or powers conferred under the Indenture at the request or discretion of the Holders, unless the requisite number of Holders have provided instructions in writing and offered to the Trustee indemnity and/or security satisfactory to the Trustee against any loss, action, proceeding, claim, penalty, damages, costs, liability or expense that might be incurred by it in compliance with such request or direction.

No further action by the Trustee

If you have any questions regarding this Notice, you may contact the Trustee at cta_tm@asia.ccb.com.

This Notice is given without prejudice to the rights of the Trustee under the Indenture and at law. The Trustee expressly reserves all of the rights, powers, claims and remedies available to it under the Indenture and applicable law. No delay or forbearance by the Trustee to exercise any right or remedy accruing upon the occurrence of a Default, an Event of Default or similar event under the terms of the Indenture, other documentation relating thereto or under applicable law, shall impair any such right or remedy or constitute a waiver thereof or an acquiescence therein.

The Trustee provides the information above for the information of Holders, but makes no representation as to the accuracy or completeness thereof and cannot accept any liability for any loss caused by any inaccuracy therein. The Trustee expresses no opinion as to the action (if any) that Holders should take in relation to the matters set out above. The Trustee makes no recommendations and gives no legal or investment advice herein or as to the Notes generally. Holders should take and rely on their own independent legal, financial or other professional advice, and may not rely on advice or information provided to the Trustee, statements as to the legal position included in notices issued by the Trustee relating to the Notes or otherwise or the views of the Trustee expressed herein or otherwise.

The ISIN and Common Code numbers appearing herein have been included solely for the convenience of the Holders. The Trustee assumes no responsibility for the selection or use of such number and makes no representation as to the correctness of the numbers listed above.

For and on behalf of
CHINA CONSTRUCTION BANK (ASIA) CORPORATION LIMITED
as Trustee