

THIS NOTICE CONTAINS IMPORTANT INFORMATION THAT IS OF INTEREST TO THE REGISTERED AND BENEFICIAL OWNERS OF THE SUBJECT SECURITIES. IF BENEFICIAL OWNERS ARE IN ANY DOUBT AS TO THE ACTION THEY SHOULD TAKE, THEY SHOULD SEEK THEIR OWN FINANCIAL AND LEGAL ADVICE, INCLUDING AS TO ANY TAX CONSEQUENCES, IMMEDIATELY FROM THEIR STOCKBROKER, SOLICITOR, ACCOUNTANT OR OTHER INDEPENDENT FINANCIAL OR LEGAL ADVISER. IF APPLICABLE, ALL DEPOSITORIES, CUSTODIANS AND OTHER INTERMEDIARIES RECEIVING THIS NOTICE ARE REQUESTED TO EXPEDITE THE RE-TRANSMITTAL TO BENEFICIAL OWNERS OF THE SECURITIES IN A TIMELY MANNER.

If you have recently sold or otherwise transferred your entire holding(s) of Notes (as defined below), you should immediately forward this document 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.

NOTICE TO NOTEHOLDERS

Central China Real Estate Limited (the “Company”)

7.25% Senior Notes due 2024
(ISIN: XS2102302200)
(the “Notes ”)

August 24, 2023

Reference is made to the indenture dated as of January 16, 2020 as amended by a supplemental indenture dated as of April 21, 2023 (the “**Indenture**”) made between, *inter alios*, the Company and DB Trustees (Hong Kong) Limited (the “**Trustee**”) as the trustee for the holders of the Notes.

All terms and expressions used but not otherwise defined in this notice shall have the meanings attributed to them in the Indenture.

Notice of Event of Default

The Company has failed to make payment of the interest due and payable on 16 July 2023 in respect of the Notes.

Pursuant to Section 6.01(b) (*Events of Default*) of the Indenture, an Event of Default occurs where the Company defaults in the “payment of interest on any Note when the same becomes due and payable, and such default continues for a period of 30 consecutive days”. Accordingly, an Event of Default have occurred pursuant to Section 6.01(b) (*Events of Default*) of the Indenture (the “**Default**”).

A letter has been sent by the Trustee to the Company requesting the Company to confirm what action it proposes to take in respect of the Default.

No further action by the Trustee

Unless instructed to do so by the Noteholders (and subject to it being indemnified and/or secured or prefunded to its satisfaction), the Trustee does not presently intend to take any further action pursuant to the Indenture in relation to the Default.

Noteholders are requested to contact the Trustee in accordance with the procedures set out below and provide indemnification and/or security or pre-funding to the Trustee's satisfaction and their instructions as to what actions (if any) such Noteholders require the Trustee to take in relation to the Default.

Verification of Holdings

The Trustee hereby invites the Noteholders to make themselves known to the Trustee and to verify their holdings of the Notes to the Trustee as set out below.

Noteholders who wish to facilitate any communication with the Trustee must instruct Euroclear or Clearstream, Luxembourg to send a SWIFT disclosing the following information:

1. ISIN for the Notes **XS2102302200**;
2. Account No.;
3. Participant Name;
4. Nominal Amount; and
5. Beneficial Holder Details (including email address)

(such SWIFT, a “**Disclosure SWIFT**”) to Deutsche Bank AG, Hong Kong Branch as Paying and Transfer Agent (Attention: Corporate Trust, Trust and Agency Services). The Paying and Transfer Agent will then forward such details to the Trustee. The Trustee will require the Notes of any Noteholder that gives any direction to the Trustee to be blocked in the clearing systems if the Disclosure SWIFT does not do so.

Beneficial Holders may also facilitate any communication with the Trustee they must first direct their custodian to arrange for Euroclear or Clearstream, Luxembourg to send a Disclosure SWIFT to the relevant Paying and Transfer Agent (as defined in the Indenture). The Trustee will also require proof of the beneficial ownership of the Notes before taking any action based on any such direction from the Beneficial Holders.

Further Information

The Trustee provides the information above for the information of Noteholders, but makes no representation as to the accuracy or completeness thereof and cannot accept any liability for any loss caused by any inaccuracy therein. Holders should not rely on the Trustee as their sole source of information and are encouraged to review notices and announcement published by the Company on The Stock Exchange of Hong Kong Limited or on the Company's website (<https://www.sunac.com.cn>) on a regular basis. The Trustee expresses no opinion as to the action (if any) that Noteholders should take in relation to the matters set out above.

The Trustee makes no recommendations and gives no legal, investment, accounting, financial or tax advice herein or as to the Notes generally. Noteholders 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 included in notices issued by the Trustee relating to the Notes or otherwise or the views of any of the Trustee expressed herein or otherwise.

ISIN and Common Code numbers appearing herein have been included solely for the convenience of the Noteholders. 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.

The Trustee may conclude that a specific response to particular inquiries from individual Noteholders is not consistent with equal and full dissemination of significant information to all Noteholders or parties in interest. In such event, the Trustee may decline to provide a response to a particular inquiry when presented in favor of sending a notice to all Noteholders setting forth such specific response.

The above communication is made without prejudice to any and all of the rights of the Trustees under the Indentures, all of which are expressly reserved.

This notice is given by
DB TRUSTEES (HONG KONG) LIMITED
in its capacity as the Trustee.