

NOTICE TO HOLDERS

Powerlong Real Estate Holdings Limited
(the “**Company**”)

in respect of the
4.9% Senior Notes Due 2026 (the “**Notes**”)

Common Code: **234188291** ISIN: **XS2341882913**

Cc: Citicorp International Limited, as Trustee and the Paying Agent

Reference is made to (i) the Indenture dated May 13, 2021 (as amended and supplemented prior to the date hereof, the “**Indenture**”) entered into among the Company, the Subsidiary Guarantors and JV Subsidiary Guarantors party thereto, and the Trustee in relation to the Notes; and (ii) the public announcement provided to Holders and made by the Company on websites of The Stock Exchange of Hong Kong Limited and the Singapore Exchange Securities Trading Limited on November 29, 2023 (the “**Announcement**”). Capitalized terms used in this notice that are not otherwise defined shall have the same meanings given to them in the Indenture.

Interest under the Notes in the amount of US\$4,900,000 became due and payable on November 13, 2023. As of the date of this notice, the Company has not made the relevant interest payment with respect to the outstanding Notes (the “**Interest Non-payment**”). The Interest Non-payment has resulted in an Event of Default under 6.01(b) of the Indenture.

As disclosed in the Announcement, the Company has engaged an external financial advisor to explore feasible options to pursue a holistic solution to its current liquidity issues. The Company encourages Holders of the Notes to reach out to the representatives of the financial advisor of the Company via the following contact to discuss alternative arrangement:

Haitong International Securities Company Limited

Address: 28/F One International Finance Centre, No. 1 Harbour View Street
Central, Hong Kong

Telephone: +852 2848 4333

Email: project.powerlong@htisec.com

Powerlong Real Estate Holdings Limited

December 14, 2023