

NOTICE TO HOLDERS

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

in respect of the
6.95% senior notes due 2025 (the “**Notes**”)

Common Code: **264748887** ISIN: **XS2647488878**

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

Reference is made to (i) the Indenture dated July 6, 2023 (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 announcements 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 and December 21, 2023 (collectively, the “**Announcements**”). 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\$13,533,055.64 became due and payable on January 6, 2024. 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 Announcements, the Company has engaged an external financial advisor to explore feasible options to pursue a holistic solution to its current liquidity issues and has entered into a restructuring term sheet with the members of an ad hoc group of the Company’s existing offshore creditors on December 21, 2023. 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

February 20, 2024