

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



Sunkwan Properties Group Limited

上坤地產集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(the “Company”, Stock Code: 6900)

**INSIDE INFORMATION
IN RELATION TO THE 13.5% SENIOR NOTES DUE 2023
(THE “2023 NOTES”, STOCK CODE: 4307) AND
DELISTING OF THE 2023 NOTES**

This announcement is made by Sunkwan Properties Group Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) pursuant to Rules 13.09(2), 13.19, 37.47A, 37.47B and 37.47E of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Reference is made to the announcements dated 31 October 2022 and 1 November 2022 in relation to the 2023 Notes (the “**Announcements**”). Unless otherwise defined, capitalised terms used herein shall have the same meaning as those defined in the Announcements.

UPDATE IN RELATION TO THE 2023 NOTES

Pursuant to the terms of the 2023 Notes, all outstanding principal amount on the 2023 Notes together with the accrued and unpaid interest thereon have become due and payable on the maturity date of 2 January 2023. Due to unfavorable factors in the macro economy, real estate market and financial environment, and multiple rounds of epidemics, the Company has not paid the outstanding principal of US\$160,200,000 and interest thereon. The board of directors of the Company is of the view that the aforesaid circumstances do not have any potential material impact on the business operations of the Group.

DELISTING OF THE 2023 NOTES

Notice is also given that as the 2023 Notes matured on 2 January 2023, the 2023 Notes were delisted from the Stock Exchange. After withdrawal of listing on the Stock Exchange, noteholders requiring further information in relation to the 2023 Notes may contact the Company at Floor 8, Building T1, No. 77, Sunkwan Road, Minhang District, Shanghai, the PRC or skir@sunkwan.com.cn.

By order of the Board
Sunkwan Properties Group Limited
Zhu Jing
Chairwoman

Hong Kong, 2 January 2023

As at the date of this announcement, the Board comprises Ms. Zhu Jing, Ms. Sheng Jianjing and Mr. Yang Zhandong as executive directors, Mr. Lin Jinfeng and Ms. Lin Zhaohong as non-executive directors and Mr. Guo Shaomu, Mr. Au Yeung Po Fung and Mr. Zhou Zheren as independent non-executive directors.