



红日资本有限公司
RED SUN CAPITAL LIMITED

4 November 2025

To: The Independent Board Committee and the Independent Shareholders of China Jinmao Holdings Group Limited

Dear Sirs,

**CONTINUING CONNECTED TRANSACTIONS AND NOTIFIABLE
TRANSACTIONS
AMENDMENTS TO THE SINOCHEN FINANCIAL SERVICES
FRAMEWORK AGREEMENT; AND
THE PING AN FINANCIAL SERVICES FRAMEWORK AGREEMENTS**

INTRODUCTION

We refer to our appointment as the independent financial adviser to the Independent Board Committee and the Independent Shareholders in connection with (i) the loan services (including the maximum daily balance) under the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I and Supplemental Agreement II) (the “Sinochem Loan Services”); and (ii) the deposit services (including the maximum daily balance) (the “Ping An Deposit Services”) as well as the loan services and the financing factoring services (including the aggregate maximum daily balance) (together the “Ping An Financing Services”) under the Renewed Ping An Financial Services Framework Agreement (together with the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I and Supplemental Agreement II), the “Financial Services Framework Agreements”) and the respective transactions contemplated thereunder (including

the proposed annual caps for the year ending 31 December 2026, 2027 and 2028 (the “**Proposed Annual Caps**”) (together, the “**Continuing Connected Transactions**”), details of which are set out in the letter from the Board (the “**Letter from the Board**”) contained in the circular of the Company (the “**Circular**”) to the Shareholders dated 4 November 2025, of which this letter forms part. Capitalised terms used in this letter shall have the same meanings as those defined in the Circular unless the context otherwise requires.

BACKGROUND OF THE FINANCIAL SERVICES FRAMEWORK AGREEMENTS AND LISTING RULES IMPLICATIONS

Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I and Supplemental Agreement II)

As set out in the Letter from the Board, the entering into of Supplemental Agreement II on 29 September 2025 was to further amend the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I) based on the Group’s increasing business demand for operating property loans and M&A loans. According to the relevant regulatory policy requirements, financial institutions engaging in these types of loan businesses must require borrowers to provide guarantees. Therefore, the Company and Sinochem Finance entered into Supplemental Agreement II to incorporate the Group’s use of operating property loan and M&A loan services provided by Sinochem Finance into the scope of the Sinochem Financial Services Framework Agreement.

Renewed Ping An Financial Services Framework Agreement

As set out in the Letter from the Board, the Existing Ping An Financial Services Framework Agreement entered into between the Company and certain subsidiaries of Ping An will expire on 31 December 2025. Accordingly, on 29 September 2025, the Company and Ping An Member Companies entered into the Renewed Ping An Financial Services Framework Agreement, pursuant to which the Group can continue to utilise the Ping An Financial Services on a non-exclusive basis as and when considered necessary by the Company for a period up to 31 December 2028.

Listing Rules implications

Sinochem Holdings is the ultimate controlling shareholder of the Company, indirectly holding 5,183,735,902 Shares, representing approximately 38.38% of the total number of issued shares of the Company as at the Latest Practicable Date, and is therefore a connected person of the Company. The transactions contemplated under Supplemental Agreement II will constitute a receipt of financial assistance by the Group and will not constitute a notifiable transaction under Chapter 14 of the Listing Rules. As Sinochem Finance was owned as to 37% by Sinochem Holdings and 63% in aggregate by Sinochem Corporation and Sinochem Capital, both of which are indirect subsidiaries of Sinochem Holdings as at the Latest Practicable Date,

Sinochem Finance is therefore a connected person of the Company. Accordingly, the transactions contemplated under Supplemental Agreement II constitute continuing connected transactions of the Company under the Listing Rules.

Ping An, through its subsidiaries, holding 1,787,077,435 Shares, representing approximately 13.23% of the total number of issued shares of the Company as at the Latest Practicable Date, and is therefore a connected person of the Company. Each of Ping An Member Companies is a subsidiary of Ping An, and also a connected person of the Company. The Ping An Financial Services under the Renewed Ping An Financial Services Framework Agreement constitute continuing connected transactions of the Company under the Listing Rules.

As set out in the Letter from the Board, the Sinochem Loan Services and the Ping An Financial Services are subject to the reporting, announcement, annual review and independent shareholders' approval requirements under Chapter 14A of the Listing Rules, and each of the Sinochem Loan Services and the respective Ping An Financial Services also constitute transaction under Chapter 14 of the Listing Rules and are subject to the reporting, announcement and shareholders' approval requirements thereunder, respectively.

THE INDEPENDENT BOARD COMMITTEE

Mr. Tao Tianhai (Chairman), Mr. Zhang Hui and Ms. Qiao Xiaojie as executive Directors; Mr. Cui Yan, Mr. Liu Wen, Mr. Chen Yijiang and Ms. Wang Wei as non-executive Directors; and Mr. Liu Feng, Mr. Suen Man Tak, Mr. Gao Shibin and Mr. Zhong Wei as independent non-executive Directors.

The Independent Board Committee comprising all the aforementioned independent non-executive Directors, namely Mr. Liu Feng, Mr. Suen Man Tak, Mr. Gao Shibin and Mr. Zhong Wei, has been formed to advise the Independent Shareholders as to whether (i) the Sinochem Loan Services under the Supplemental Agreement II and the transaction contemplated thereunder; and (ii) the Ping An Financial Services under the Renewed Ping An Financial Services Framework Agreement and the transaction contemplated thereunder, are on normal commercial terms, fair and reasonable, in the ordinary and usual course of business of the Group, and in the interests of the Company and the Shareholders as a whole.

We, Red Sun Capital Limited, have been appointed as the independent financial adviser to advise the Independent Board Committee and the Independent Shareholders in this connection.

OUR INDEPENDENCE

As at the Latest Practicable Date, we were independent from and not connected with the Company, Sinochem Finance, Ping An Member Companies, their respective shareholders, directors or chief executives and accordingly, are qualified to give independent advice to the Independent Board Committee and the Independent Shareholders regarding the Continuing Connected Transactions.

In the previous two years, save for this appointment and our appointment as the independent financial adviser of the Company in relation to, certain continuing connected transactions pursuant to the lease framework agreement entered into by the Company and Sinochem Holdings, details of which are set out in the circular of the Company dated 30 May 2024, we have not acted as an independent financial adviser to the independent board committee and the independent shareholders of the Company.

For information purposes only, in the previous two years, we acted as independent financial adviser for Jinmao Property Services Co., Limited (stock code: 816) (“**Jinmao Property Services**”) for (i) certain continuing connected transactions pursuant to the services framework agreements entered into by Jinmao Property Services and the Company, details of which are set out in the circular of Jinmao Property Services dated 30 November 2023; (ii) certain continuing connected transactions pursuant to the services framework agreements entered into by Jinmao Property Services and Sinochem Holdings Corporation Ltd, details of which are set out in the circular of Jinmao Property Services dated 7 December 2023; and (iii) a connected transaction in relation to the acquisition of a company by Jinmao Property Services from the Company, details of which are set out in the circular of the Jinmao Property Services dated 29 May 2025.

Apart from normal professional fees paid or payable to us in connection with this appointment and the engagement as stated above as the independent financial adviser, no arrangements exist whereby we had received or will receive any fees or benefits from the Company or any other parties that could reasonably be regarded as relevant in assessing our independence. Accordingly, we consider that we are independent pursuant to Rule 13.84 of the Listing Rules.

BASIS AND ASSUMPTIONS OF THE ADVICE

In formulating our advice, we have relied solely on the statements, information, opinions, beliefs and representations for matters relating to the Group, Sinochem Finance and Ping An Member Companies and their respective shareholders and management contained in the Circular and the information and representations provided to us by the Group and/or its senior management (the “**Management**”) and/or the Directors. We have assumed that all information, representations and opinions contained or referred to in the Circular, which have been provided by the Company, the Directors and the Management and for which they are solely and wholly responsible, were true and accurate at the time when they were made and continue to be so as at the Latest Practicable Date. We have assumed that all such statements, information, opinions, beliefs and representations contained or referred to in the Circular (including this

letter) or otherwise provided or made or given by the Group and/or the Management and/or the Directors and for which it is/they are solely responsible were true and accurate, and valid and complete in all material respects at the time they were made and given and continue to be true and accurate, and valid and complete in all material respects as at the date of the Circular. We have assumed that all the opinions, beliefs and representations for matters relating to the Group, Sinochem Finance and Ping An Member Companies made or provided by the Management and/or the Directors contained in the Circular have been reasonably made after due and careful enquiry. We have also sought and obtained confirmation from the Company and/or the Management and/or the Directors that no material facts have been omitted from the information provided and referred to in the Circular.

We consider that we have been provided with sufficient information and documents to enable us to reach an informed view and the Management has assured us no material information has been withheld from us to allow us to reasonably rely on the information provided so as to provide a reasonable basis for our advice. We have no reason to doubt the truth, accuracy and completeness of the statements, information, opinions, beliefs and representations provided to us by the Group and/or the Management and/or the Directors and their respective advisers or to believe that material information has been withheld or omitted from the information provided to us or referred to in the aforesaid documents. We have not, however, carried out any independent verification nor have we conducted any independent investigation into information provided by the Directors and the Management, background, business or affairs or future prospects of the Company, Sinochem Finance and Ping An Member Companies and their respective shareholder(s) and subsidiaries or affiliates, and their respective history, experience and track records, or the prospects of the markets in which they respectively operate.

This letter is issued for the information of the Independent Board Committee and the Independent Shareholders solely in connection with their consideration of the Continuing Connected Transactions, and, except for its inclusion in the Circular, is not to be quoted or referred to, in whole or in part, nor shall this letter be used for any other purposes, without our prior written consent.

BACKGROUND INFORMATION OF THE CONTINUING CONNECTED TRANSACTIONS

In formulating our opinion to the Independent Board Committee and the Independent Shareholders, we have taken into consideration the following principal factors and reasons:

1. Information of the Group

As set out in the Letter from the Board, the Company is a developer and operator of large-scale and quality real estate projects in the PRC, and the platform enterprise of Sinochem Holdings in the development of real estate business. The Company is principally engaged in city operations, property development, services and building technology, commercial leasing, retail operations and hotel operations.

The following sets out the financial information of the Group for the years ended 31 December 2023 and 2024 as extracted from the annual report of the Group for the year ended 31 December 2024 (the “**2024 Annual Report**”), and for the six months ended 30 June 2024 and 2025 as extracted from the interim report of the Group for the six months ended 30 June 2025 (the “**2025 Interim Report**”), respectively:

Summary of the consolidated statement of comprehensive income of the Group

	For the year ended 31 December		For the six months ended 30 June	
	2023	2024	2024	2025
	RMB'000	RMB'000	RMB'000	RMB'000
	(audited)	(audited)	(unaudited)	(unaudited)
Revenue	72,403,613	59,052,954	21,974,938	25,112,612
Cost of sales	(63,382,132)	(50,456,068)	(18,404,761)	(21,053,767)
Gross profit	9,021,481	8,596,886	3,570,177	4,058,845
Profit/(loss) for the year/period attributable to:				
– owners of the Company	(6,896,644)	1,064,809	1,010,044	1,090,116
– non-controlling interests	2,038,295	1,134,888	828,803	184,775

Financial performance for the year ended 31 December 2024 (“FY2024”) and the year ended 31 December 2023 (“FY2023”)

As set out in the 2024 Annual Report, the Group’s revenue decreased by approximately RMB13,350.7 million or 18.4% from approximately RMB72,403.6 million for FY2023 to approximately RMB59,053.0 million for FY2024. Such decrease was mainly attributable to the decrease in revenue from the city operations and property development segment by approximately 21.5% from RMB62,781.9 million for FY2023 to approximately RMB49,301.8 million for FY2024.

For FY2024, profit attributable to owners of the Company amounted to approximately RMB1,064.8 million, as compared to loss attributable to owners of the Company amounted to approximately RMB6,896.6 million for FY2023. The turnaround from loss to profit was mainly attributable to (i) the notable reduction in other expenses and losses, net of approximately RMB3,390.1 million; (ii) the increase in share of profits and losses of joint ventures and associates of approximately RMB2,226.6 million, in aggregate; and (iii) the decrease in administrative expenses of approximately RMB951.6 million.

Financial performance for the six months ended 30 June 2025 (“1H2025”) and the six months ended 30 June 2024 (“1H2024”)

As set out in the 2025 Interim Report, the Group’s revenue increased by approximately RMB3,137.7 million or 14.3% from approximately RMB21,974.9 million for 1H2024 to approximately RMB25,112.6 million for 1H2025. Such increase was mainly attributable to the increase in revenue generated from the land and property development segment by approximately 17.4% from RMB17,072.8 million for 1H2024 to approximately RMB20,041.0 million for 1H2025.

For 1H2025, profit attributable to owners of the Company amounted to approximately RMB1,090.1 million, which was at a similar level as compared to approximately RMB1,010.0 million for 1H2024. The financial performance of which was mainly attributable to (i) the abovementioned increase in the revenue; (ii) the increase in gross profit of approximately RMB488.7 million; (iii) the decrease in other income and gains of approximately RMB242.0 million; and (iv) the decrease in share of profits and losses of joint ventures and associates of approximately RMB127.0 million and RMB212.0 million, respectively.

Summary of the consolidated statement of financial position of the Group

	As at 31 December		As at
	2023	2024	30 June
	RMB'000	RMB'000	RMB'000
	(audited)	(audited)	(unaudited)
Non-current assets	219,967,817	216,200,744	244,077,577
Current assets	187,151,384	193,055,674	199,699,914
Non-current liabilities	121,191,680	127,648,772	140,162,592
Current liabilities	176,090,404	173,329,044	182,849,420
Equity attributable to the owners of the Company	39,291,296	53,575,131	54,343,105

Financial position as at 31 December 2024 and 31 December 2023

Total assets of the Group as at 31 December 2024 amounted to approximately RMB409,256.4 million, which is in line with that of approximately RMB407,119.2 million as at 31 December 2023. Total assets of the Group as at 31 December 2024 primarily comprised of (i) properties under development in non-current portion, which amounted to approximately RMB68,643.5 million, representing a decrease of approximately 15.4% as compared to approximately RMB81,163.8 million as at 31 December 2023; (ii) prepayments, other receivables and other assets in current portion, which amounted to approximately RMB42,689.3 million, representing an increase of approximately 17.3% as compared to approximately RMB36,385.1 million as at 31 December 2023; and (iii) properties under development in current portion, which amounted to approximately RMB40,807.0 million, representing a decrease of approximately 17.7% as compared to approximately RMB49,567.3 million as at 31 December 2023.

As at 31 December 2024, total liabilities of the Group amounted to approximately RMB300,977.8 million, which is stable as compared to approximately RMB297,282.1 million as at 31 December 2023. Total liabilities of the Group as at 31 December 2023 primarily comprised of (i) interest-bearing bank and other borrowings in non-current portion, which amounted to approximately RMB101,193.9 million, representing a slight decrease of approximately 2.2% as compared to approximately RMB103,516.9 million as at 31 December 2023; (ii) other payables and accruals in current portion, which amounted to approximately RMB70,673.5 million, representing a slight decrease of approximately 2.5% as compared to approximately RMB72,501.3 million as at 31 December 2023; and (iii) due to related parties in current portion, which amounted to approximately RMB53,534.1 million, representing an increase of approximately 20.9% as compared to approximately RMB44,295.5 million as at 31 December 2023.

As at 31 December 2024, the equity attributable to owners of the Company amounted to approximately RMB53,575.1 million, representing an increase of approximately RMB14,283.8 million or 36.4% as compared to approximately RMB39,291.3 million as at 31 December 2023, which was primarily attributable to the increase in perpetual capital instrument of approximately RMB15,195.8 million.

Financial position as at 30 June 2025 and 31 December 2024

Total assets of the Group as at 30 June 2025 amounted to approximately RMB443,777.5 million, representing an increase of approximately 8.4% as compared to approximately RMB409,256.4 million as at 31 December 2024. Total assets of the Group as at 30 June 2025 primarily comprised of (i) properties under development in non-current portion, which amounted to approximately RMB80,616.3 million, representing an increase of approximately 17.4% as compared to approximately RMB68,643.5 million as at 31 December 2024; (ii) properties under development in current portion, which amounted to approximately RMB51,063.3 million, representing an increase of approximately 25.1% as compared to approximately RMB40,807.0 million as at 31 December 2024; and (iii) prepayments, other receivables and other assets in current portion, which amounted to approximately RMB41,302.4 million, representing a slight decrease of approximately 3.2% as compared to approximately RMB42,689.3 million as at 31 December 2024.

As at 30 June 2025, total liabilities of the Group amounted to approximately RMB323,012.0 million, representing an increase of approximately 7.3% as compared to approximately RMB300,977.8 million as at 31 December 2024. Total liabilities of the Group as at 31 December 2023 primarily comprised of (i) interest-bearing bank and other borrowings in non-current portion, which amounted to approximately RMB95,843.5 million, representing a slight decrease of approximately 5.3% as compared to approximately RMB101,193.9 million as at 31 December 2024; (ii) other payables and accruals in current portion, which amounted to approximately RMB75,007.7 million, representing a moderate increase of approximately 6.1% as compared to approximately RMB70,673.5 million as at 31 December 2024; and (iii) due to related parties in current portion, which amounted to approximately RMB54,418.3 million, representing a slight increase of approximately 1.7% as compared to approximately RMB53,534.1 million as at 31 December 2024.

As at 30 June 2025, the equity attributable to owners of the Company amounted to approximately RMB54,343.1 million, which is broadly stable as compared to approximately RMB53,575.1 million as at 31 December 2024.

2. Information of Sinochem Finance and Ping An Member Companies

With reference to the Letter from the Board, Sinochem Finance is a financial service company regulated by the PBOC and the NFRA. It provides synergised settlement, financing and financial management, and financial consulting services to Sinochem Holdings and its associates. Sinochem Finance is ultimately owned by Sinochem Holdings. Sinochem Holdings operates in eight business sectors covering life science, materials science, petrochemicals, environmental science, rubber and tire, machinery and equipment, city operations, and industrial finance. The sole shareholder of Sinochem Holdings is the SASAC.

The Company has advised that Sinochem Finance is required to operate in compliance with the 《企業集團財務公司管理辦法》(The Administrative Measures for the Group Finance Companies*) promulgated by the NFRA, formerly known as China Banking and Insurance Regulatory Commission (中國銀行保險監督管理委員會) and other regulations promulgated by the PBOC and NFRA. As of September 2025, finance companies of enterprise groups are required to operate in compliance with certain compliance and risk control requirements/measures in relation to the operation of group financing companies in the PRC, including but not limited to, maintaining certain financial ratios at all times, including (i) the capital adequacy ratio shall not be lower than the minimum regulatory requirements of the China Banking and Insurance Regulatory Commission; (ii) the liquidity ratio shall not be lower than 25%; (iii) the loan balance shall not be higher than 80% of the sum of the deposit balance and paid-in capital; (iv) the total amount of liabilities outside the group shall not exceed the net capital; (v) the balance of bill acceptance shall not exceed 15% of the total assets; (vi) the balance of bill acceptance shall not exceed three times the balance deposited with banks; (vii) the balance of bill acceptance and the total amount of rediscount shall not exceed the net capital; (viii) the balance of the acceptance bill deposit shall not exceed 10% of the total deposit; (ix) the total investment shall not exceed 70% of the net capital; and (x) the net fixed assets shall not exceed 20% of the net capital. As discussed with the Management, we are given to understand that Sinochem Finance fulfil the aforesaid requirement for the year ended 31 December 2023 and 2024, and from 1 January 2025 and up to the Latest Practicable Date.

As set out in the Letter from the Board, Ping An, together with its subsidiaries, is an insurance and financial services group in the PRC, provides a wide range of insurance and financial services and products to corporate and retail customers. A shares (stock code 601318) and H shares (stock code 2318) of Ping An are listed on the Shanghai Stock Exchange and the Stock Exchange, respectively.

Please refer to the section headed “Information regarding the parties” in the Letter from the Board for further details of Ping An Member Companies, namely Ping An Bank, Ping An Property & Casualty, Ping An Annuity and Ping An Asset Management, each being a party to the Renewed Ping An Financial Services Framework Agreement.

3. Reasons for and benefits of entering into the Financial Services Framework Agreements

We have summarised the reasons for and benefits of entering into the Financial Services Framework Agreements from the Letter from the Board below.

Supplemental Agreement II to the Sinochem Financial Services Framework Agreement

With reference to the Letter to the Board, the entering into of Supplemental Agreement II to further amend the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I) is based on the Group's increasing business demand for operating property loans and M&A loans. In addition, in response to a series of real estate financial support policies introduced in recent years, the Group is strategically and actively adjusting its debt structure, increasing the proportion of real estate-related loans from financial institutions in its total debt, and further leveraging the inherent financing advantages of its real estate projects. Among the loan categories, operating property loans and M&A loans are particularly prominent. In particular, operating property loans are being utilised by numerous real estate enterprises to obtain funding and reduce debt risks under the new policies. Therefore, the Group's demand for such loans is expected to continue to increase in line with changes in policies and the market.

According to relevant regulatory policy requirements, financial institutions engaging in these types of loan businesses must require borrowers to provide guarantees. For further details in relation to the applicable regulatory requirement, please refer to the Letter from the Board. Therefore, the Company and Sinochem Finance entered into Supplemental Agreement II to incorporate the Group's use of operating property loan and M&A loan services provided by Sinochem Finance into the scope of the Sinochem Financial Services Framework Agreement.

The Directors also take the view that the utilisation of operating property loan and M&A loan services provided by Sinochem Finance has the advantages that (i) providing assistance to the Group to maintain the sufficiency and flexibility of the working capital as Sinochem Finance has been providing financial services to the Group for many years, and has an in-depth understanding of the Groups business and development needs; (ii) Sinochem Finance can provide preferential and stable funding sources for the Group as a large-scale developer and operator of real estate projects, which the demand for operating property and M&A loan services will increase with business development, and thereby promoting the Group's business development; and (iii) in any event, the Group may discontinue the use of the Sinochem Loan Services without incurring any extra cost if any independent financial institution of the same type offers more favourable terms in respect of these loan services. Entering into Supplemental Agreement II will provide more options and greater flexibility to the Group in selecting loan service providers and will be conducive to the Group's full and reasonable utilisation of market resources. For further information, please refer to the Letter from the Board.

Renewed Ping An Financial Services Framework Agreement

With reference to the Letter to the Board, Ping An Member Companies have been providing financial services to the Group for many years, and have an in-depth understanding of the Group's business and development needs. They can assist the Group to formulate a beneficial deposit mix that will increase the return on funds and maintain the sufficiency and flexibility of the working capital. Furthermore, as a large-scale developer and operator of real estate projects, the Group has financing needs and other financial services needs from time to time for land acquisition and other daily operations. Ping An Member Companies can offer reliable and stable finance resource and mid-term and long-term credit line for the Group, therefore optimizing the funding structure of the Group. In any event, the Group may discontinue the use of the financial services provided by Ping An Member Companies without incurring any extra cost if any independent financial institution of the same type offers more favorable terms in respect of these financial services. The entering into of the Renewed Ping An Financial Services Framework Agreement will provide more options and greater flexibility to the Group in selecting financial service providers and will be conducive to the Group's full and reasonable utilization of market resources.

Having considered, among others, (i) the scope of the Sinochem Loan Services and the Ping An Financial Services, of which the Company and its subsidiaries may need to utilise from time to time, such needs are demonstrated by the fact that the Group had in excess of RMB123 billion interest-bearing bank and other borrowings, and in excess of RMB34 billion cash and cash equivalents, as at 30 June 2025, respectively. Further analysis of the Group's consolidated financial position has been set out under the section headed "1. Information of the Group" in this letter above; (ii) we noted that the cooperation between the Company and Sinochem Finance and the Ping An Member Companies in the past has been satisfactory based on our discussion with the Management and the evident of the Group's long established business relationship with Sinochem Finance for more than 16 years and with the Ping An group stretching back prior to year 2010, based on our review of published information and information as provided by the Management; and (iii) as set out under section headed "Internal control procedures and corporate governance measures" in the Letter from the Board, the Group has internal controls procedures in place to ensure the relevant terms and conditions of the Continuing Connected Transactions should be no less favourable to the Group than those offered by independent financial institutions for similar services, we concur with the view of the Directors that the Continuing Connected Transactions under the Financial Services Framework Agreements are in the interests of the Company and the Shareholders as a whole.

4. Principal terms of the Financial Services Framework Agreements

Set out below is the summary of principal terms of (i) Supplemental Agreement II to the Sinochem Financial Services Framework Agreement; and (ii) Renewed Ping An Financial Services Framework Agreement based on the Letter from the Board.

4.1 Supplemental Agreement II to the Sinochem Financial Services Framework Agreement

Please find the principal terms of the Supplemental Agreement II as extracted from the Letter from the Board as below:

Date: 29 September 2025

Parties: The Company and Sinochem Finance

Provisions: With respect to Article 3.2 of the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I) regarding the provision of loan services (excluding entrustment loans) to the Group by Sinochem Finance on normal commercial terms, the following new provision is added:

For operating property loans or M&A loans, the Group shall provide necessary mortgage, pledge or other security over the assets in accordance with relevant regulatory policy requirements.

As set out in the Letter from the Board, save as disclosed above, the terms of the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I and Supplemental Agreement II) have not been changed or modified in any way, and other principal terms are set out in the section headed “Principal Terms of the Sinochem Financial Services Framework Agreement (as amended by the Supplemental Agreement)” in the Company’s announcement dated 15 March 2024.

4.2 Background on the variation of terms to the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I)

With reference to the Letter from the Board, the Sinochem Loan Services under the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I) is provided on the condition that no mortgage, pledge or other security over the assets of the Group will be required, which will be amended in accordance with the relevant regulatory policy requirements, and shall provide the necessary mortgage, pledge or other security over the assets to Sinochem Finance under the Supplemental Agreement II.

In this regard, we understand from the Management that reasons for the variation of terms are to comply with the latest proposed regulatory policy requirements issued by PRC regulators including, among others, “Notice relating to the Effectively Administering Operating Property Loans*” 《關於做好經營性物業貸款管理的通知》¹ jointly issued by the General Administration Department of the People’s Bank of China (中國人民銀行辦公廳) and the General Office of the National Financial Regulatory Administration (金融監管總局辦公廳), and the directives issued by the National Financial Regulatory Administration (國家金融監管總局) in connection with the risk management of commercial banks for acquisition lending.

¹ Source: www.pbc.gov.cn/goutongjiaoliu/113456/113469/5218615/index.html

Given the above and that it is not uncommon in the market for financial institutions and/or lenders to request for mortgage, pledge or other security over the assets of the borrower as a condition for the granting of a loan to PRC property developers for operational and/or acquisition purposes.

It is also noted that prior to entering into a loan agreement with Sinochem Finance, the subject transaction will subject to internal control procedures of the Company, including comparison of quotations and/or terms offer by or transaction with independent third parties as well as obtaining the relevant internal approval. For further details, please refer to the section headed “5. Our analysis on the principal terms of the Financial Services Framework Agreements and the internal control procedures” below.

4.3 Renewed Ping An Financial Services Framework Agreement

Please find the principal terms of the Renewed Ping An Financial Services Framework Agreement as extracted from the Letter from the Letter from the Board as below:

Date:	29 September 2025
Parties:	The Company and Ping An Member Companies (including Ping An Bank, Ping An Property & Casualty, Ping An Annuity and Ping An Asset Management)
Provisions:	The Group will, from time to time, utilise the financial services available from Ping An Member Companies on a non-exclusive basis as it deems necessary. Such services include: (a) providing deposit services to the Group, including but not limited to demand deposits, call deposits and term deposits; (b) providing loans to the Group (including trust loan services, insurance debt schemes and other financing services, but excluding entrustment loans) on normal commercial terms where mortgage, pledge or other security over the assets of the Group may be required; (c) arranging entrustment loans for the Group on normal commercial terms; (d) providing property mortgage loan services for the Group on normal commercial terms, including where members of the China Jinmao Group provide the transitional guarantees for customers’ mortgage loans, and the Group is required to undertake to open general accounts/security deposit accounts with Ping An Bank and to maintain deposits therein for the purpose of bearing the aforesaid guarantee obligations;

- (e) providing settlement services to the Group on normal commercial terms;
- (f) providing factoring services to the Group (including financing factoring services and non-financing factoring services):
 - (i) account receivable financing factoring services: Ping An Member Companies shall, for the purpose of providing financing and on normal commercial terms, acquire a portfolio of the Group's accounts receivables, etc., without the Group being required to provide any asset mortgage, pledge of rights or other guarantees (excluding liquidity support);
 - (ii) non-financing factoring services: Ping An Member Companies shall provide to the Group (i) management, collection and consultancy services in respect of accounts receivables,; and (ii) supply chain factoring services and the relevant management, collection and consultancy services to the Group;
- (g) providing commercial insurance services to the Group on normal commercial terms, including but not limited to various commercial insurance products purchased by the Group for its employees, construction projects, properties, liabilities, etc. based on its own needs; and
- (h) providing any other financial services to the Group as approved by competent authorities such as the NFRA and the CSRC, including but not limited to wealth management services, notes services and internet banking services.

Term:

The Renewed Ping An Financial Services Framework Agreement shall take effect from 1 January 2026 and expire on 31 December 2028, provided that the deposit services, the loan services and the financing factoring services under the Renewed Ping An Financial Services Framework Agreement shall become effective after the approval from the Independent Shareholders is obtained.

Fees and charges: Fees and charges payable to Sinochem Finance under the Renewed Ping An Financial Services Framework Agreement are determined on the following basis:

- when providing the deposit services, subject to compliance with regulatory requirements, interest rates shall not be lower than the interest rates for deposits of the same type and duration as offered by independent commercial banks in the PRC;
- when providing loans, interest rates shall not be higher than the interest rates offered by independent financial institutions of the same type in the PRC under the same conditions;
- when arranging entrustment loans, the service fees together with the loan interests shall not be higher than the service fees and interests in respect of an entrustment loan of the same duration offered by independent financial institutions of the same type in the PRC under the same conditions;
- when providing mortgage loan services and settlement services, no service fees will be charged;
- when providing financing factoring services, the financing costs shall not exceed those of financing offered by other independent factoring companies in the PRC (whichever is lower);
- when providing commercial insurance services, the premiums shall not be higher than the premiums in respect of the same type of insurance services offered by independent insurers in the PRC under the same conditions; and
- when providing any other financial services (including non-financing factoring services), the fees so charged shall not be higher than the rates offered by independent financial institutions of the same type in the PRC under the same conditions, or, if applicable, the standard rates promulgated by the PBOC from time to time, whichever is lower.

Undertakings: Ping An Member Companies undertake that: (i) it will apply all the monies deposited by the Group to such activities as approved by the NFRA in accordance with the relevant laws and regulations of the PRC; (ii) it will provide financial services within the scope permitted by the NFRA; and (iii) it will notify the Company immediately in the event of any change in their credit ratings.

5. Our analysis on the principal terms of the Financial Services Framework Agreements and the internal control procedures

As set out in the Letter from the Board, the Sinochem Loan Services under the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I and Supplemental Agreement II) to be provided by Sinochem Finance to the Group, include, among others, loans to the Group (excluding entrustment loans) on normal commercial terms where necessary mortgage, pledge or other security over the assets in accordance with relevant regulatory policy requirements will be required for operating property loans or M&A loans.

With reference to the Letter from the Board, under the Renewed Ping An Financial Services Framework Agreement, among others, (i) the Ping An Deposit Services to be provided by Ping An Member Companies to the Group, include, deposit services to the Group, including but not limited to demand deposits, call deposits and term deposits; (ii) the loan services to be provided by Ping An Member Companies to the Group, include, among others, loans to the Group (including trust loan services, insurance debt schemes and other financing services, but excluding entrustment loans) on normal commercial terms where mortgage, pledge or other security over the assets of the Group will be required (the “**Ping An Loan Services**”); and (iii) the financing factoring services to be provided by Ping An Member Companies to the Group, include, among others, Ping An Member Companies shall, for the purpose of providing financing and on normal commercial terms, acquire a portfolio of the Group’s accounts receivables, etc., without the Group being required to provide any asset mortgage, pledge of rights or other guarantees (excluding liquidity support) (the “**Ping An Financing Factoring Services**”).

As part of our work performed to assess the fairness and reasonableness of the Sinochem Loan Services, we have obtained sampled transactions conducted (including loan transactions with Sinochem Finance and loan transactions with and/or quotations from independent financial institutions) during the year ended 31 December 2023 and 2024, and the six months ended 30 June 2025, being the most recent three financial years of Sinochem Loan Services under the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I). In this connection, we have randomly obtained and reviewed five historical loan transactions between the Group and Sinochem Finance conducted during the year ended 31 December 2023 and 2024, and the six months ended 30 June 2025 (the “**Sinochem Loan Sampled Transactions**”). All of the Sinochem Loan Sampled Transactions were unsecured property related loans and not M&A Loans as no M&A Loans provided by Sinochem Finance were taken out by the Group during the aforesaid review period.

For each of the Sinochem Loan Sampled Transactions, we have obtained not less than two historical transactions between the Group and independent third parties (the “**Sinochem Comparable Transactions**”) conducted within the same year or quotations provided by independent third parties of a comparable nature. In total, a sample of 15 historical transactions/quotations from independent financial institutions were reviewed, such includes five Sinochem Loan Sampled Transactions, eight Sinochem Comparable Transactions and two loan quotations provided by independent third parties. Given the sampling was conducted on

a random selection basis and covers transactions conducted during the year ended 31 December 2023 and 2024, and six months ended 30 June 2025 and comprises transactions ranged in different loan amounts against comparable transactions of a similar nature , thus we considered the selected samples used for our analysis to be fair and representative.

We compared the terms of the Sinochem Loan Sampled Transactions, such as the interest rate, tenure and security requirement, against quotation from independent financial institutions and/or loan transactions with independent financial institutions for comparable loans. Based on the information provided by the Management, the compared terms of the Sinochem Loan Sampled Transactions were no less favourable to the Group than terms offered by or transacted with independent third parties, in particular the interest rate, tenure and security, all of which were assessed to be conducted on terms no less favorable to the Group. On this basis, in particular, our sampled size of 15 transactions / quotations covered a review period across three financial years, and we have compared the relevant terms, such as interest rate, tenure and security required (if any), we considered the terms of the Sinochem Loan Sampled Transactions were fair and reasonable.

We set out below our work performed to assess the fairness and reasonableness of each of (i) the Ping An Deposit Services; (ii) the Ping An Loan Services; and (iii) the Ping An Financing Factoring Services.

For the Ping An Deposit Services, we have reviewed sampled transactions conducted (including deposits placed with Ping An Member Companies and independent financial institutions or deposits rates on offer by independent financial institutions at the material time) during the year ended 31 December 2023 and 2024, and the six months ended 30 June 2025, being the most recent three financial years of Ping An Loan Services under the Existing Ping An Financial Services Framework Agreement. In this connection, we have obtained and reviewed a sample of not less than five historical deposit transactions selected on a random basis and the comparable interest rates of deposits from independent commercial banks and the benchmark deposit interest rates promulgated by the PBOC. We compared the terms of the sampled deposit transactions between the Group and Ping An Member Companies against the comparable interest rates of deposits from independent commercial banks and the benchmark deposit interest rates promulgated by the PBOC. Based on the information provided by the Management, terms of the sampled deposit transactions with Ping An Member Companies were no less favourable to the Group than terms offered by independent third parties. On this basis, the sampled deposit transactions with Ping An Member Companies were conducted on normal commercial terms and fair and reasonable.

For the Ping An Loan Services, we have obtained sampled transactions conducted (including loans provided by Ping An Member Companies and independent financial institutions) during the year ended 31 December 2023 and 2024, and the six months ended 30 June 2025, being the most recent three financial years of Ping An Loan Services under the Existing Ping An Financial Services Framework Agreement. However, from our discussion with the Management, the Management advised that there were no new loans entered into by the Group under the Ping An Loan Services for the year ended 31 December 2023. The

maximum daily balance of the loans (including the accrued interest thereon) provided by Ping An Member Companies to the Group, calculated as at the close of business each day, during the year ended 31 December 2023 of approximately RMB2,900.0 million were related to outstanding loan amounts not yet fully settled by the Group, but these loans were entered into prior to the year ended 31 December 2023.

In this connection, we have obtained and reviewed a sample of two historical loan transactions, the tenure of the subject loans ranged from 5 years to 15 years and the respective loan agreement was entered into in September 2024 and February 2025 respectively, which represented all the Ping An Loan Services transactions conducted during the aforesaid period. We compared the terms of the sampled loan transactions between the Group and Ping An Member Companies, representing all of the Ping An Loan Services transactions, entered into on or after 1 January 2023 and up to 30 June 2025, against a total of four historical loan transactions and/or the quotations from independent financial institutions, which covered transactions conducted during the year ended 31 December 2024 and quotations obtained during the six months ended 30 June 2025 and ranged in different loan amounts, thus we considered the samples used for our analysis to be fair and representative.

Based on the information provided by the Management, terms of the sampled loan transactions with the Ping An Member Companies, such as the interest rate, tenure and security required (if any), were no less favourable to the Group than terms offered by or transacted with independent third parties. On this basis, in particular, we obtained and reviewed all of the Ping An Loan Services transactions conducted during the year ended 31 December 2023 and 2024, and six months ended 30 June 2025, we have compared the terms, such as interest rate, tenure and security required (if any), we considered the sampled loan transactions with Ping An Member Companies were conducted on normal commercial terms and fair and reasonable.

We understand from the Management that the Group did not utilise the Ping An Financing Factoring Services during the year ended 31 December 2023 and 2024, and the six months ended 30 June 2025. As such, no transactions under the Ping An Financing Factoring Services during the relevant period was selected for the purpose of testing. Nonetheless, the Management advised that the same set of internal control and approval procedures for (i) Ping An Loan Services are also applicable to transactions under the Ping An Financing Factoring Services; and (ii) financing factoring services with independent third parties are also applicable to transactions under the Ping An Financing Factoring Services. The aforesaid internal control and approval procedures demonstrated that the chosen service provider, regardless of whether it is a connected person or independent third party to the Company, offered terms that were no less favourable than the terms offered by/quoted from the other service providers in comparison, thus ensuring the terms thereof are fair and reasonable. In this connection, given the above and the fact that we have performed work on the assessment of the fairness and reasonableness of the Ping An Loan Services above, we considered there are adequate internal control procedures in place to ensure that the Group would conduct transactions under the Ping An Financing Factoring Services on normal commercial terms that are fair and reasonable. For our work performed on internal control procedures, please refer to the section below.

Internal control procedures

As set out in the Letter from the Board, the Company will adopt the following internal control procedures and corporate governance measures in relation to its utilisation of the financial services provided by, where applicable, Sinochem Finance or Ping An Member Companies:

- the deposits will be placed by the Group with Ping An Member Companies on a voluntary and non-exclusive basis. Before placing any deposit with Ping An Member Companies, the Company will obtain and compare against at least two comparable interest rates of deposits of the same type and duration from independent commercial banks;
- prior to the entering into of any agreements with respect to loan services, credit facilities, factoring services or commercial insurance services, as the case may be, by any member of the Group with Sinochem Finance or Ping An Member Companies, the Company will obtain at least two quotations for loans of the same duration and services of the same nature (as the case may be) from independent financial institutions;
- the comparable interest rates of deposits from independent commercial banks (for the placing of deposits), or the quotations from independent financial institutions (for the entering into of any agreements with respect to loans, credit facilities, factoring services or commercial insurance services), as the case may be, together with the terms offered by Sinochem Finance or Ping An Member Companies, will upon being obtained be submitted to the finance and other departments of the Company for review, to ensure that the terms offered by (i) Sinochem Finance are in strict compliance with the terms and conditions (including the pricing terms) under the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I and Supplemental Agreement II); or (ii) Ping An Member Companies are in strict compliance with the terms and conditions (including the pricing terms) under the Renewed Ping An Financial Services Framework Agreement, and are no less favourable to the Group than those offered by independent financial institutions;
- before entering into any agreements with respect to loan services, credit facilities, factoring services or commercial insurance services, as the case may be, upon the review by the finance and other departments of the Company, the quotations from independent financial institutions and the offer from Sinochem Finance/Ping An Member Companies will be sent to the chief financial officer of the Company for approval, and the quotations from independent financial institutions and the offer from Ping An Member Companies will be sent to the chief financial officer of the Company for review. The chief financial officer will seek approval from the chief executive officer of the Company on whether to accept the terms offered by Sinochem Finance/Ping An Member Companies as and when appropriate;

- the Company will report to the independent non-executive Directors every year on:
 - (i) the implementation of the specific agreements entered into by the members of the Group pursuant to the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I and Supplemental Agreement II) and the Renewed Ping An Financial Services Framework Agreement, and the respective utilisation rate of the subject annual caps;
 - (ii) any change in the credit ratings of Sinochem Finance and Renewed Ping An Financial Services Framework Agreement; and
- the Company will monitor the status of its deposits, loans and other transactions with Sinochem Finance and Ping An Member Companies through the internet banking services provided by Sinochem Finance and Ping An Member Companies.

To assess the abovementioned internal control procedures, we have attempted to obtain at least five sets of internal approval records from the Management in relation to each of the Sinochem Loan Services, the Ping An Deposit Services and the Ping An Loan Services during the year ended 31 December 2023 and 2024, and the six months ended 30 June 2025 (the “Review Period”). However, as there were only two loan transactions conducted under the Ping An Loan Services during the Review Period, a total of 12 sets of internal approval records were obtained and reviewed. The aforesaid 12 sets were selected on a random basis which comprise of: (i) five sets from Sinochem Loan Services with one set from each of the two years ended 31 December 2023 and 2024, and three sets from the six months ended 30 June 2025; (ii) five sets from Ping An Deposit Services with two from the year ended 31 December 2023, one from 31 December 2024 and the remaining two from the six months 30 June 2025; and (iii) two sets from Ping An Loan Services with one set from the year ended 31 December 2024 and the six months ended 30 June 2025, respectively. Our work included, among others, the review of terms of relevant transactions by the finance and other departments of the Company, and the approval of the relevant agreement before entering of the same, if any, from chief executive officer of the Company, which demonstrated segregation of duties and regularly monitored by the relevant personnel from various internal departments of the Company.

With a view to ensure that the transactions pursuant to the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I and Supplemental Agreement II) and the Renewed Ping An Financial Services Framework Agreement are conducted on normal commercial terms, in accordance with the internal control procedures of the Company, the relevant personnel and the management of the Group shall review and ensure the transactions contemplated under the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I and Supplemental Agreement II) and the Renewed Ping An Financial Services Framework Agreement are conducted in accordance with the respective terms thereunder.

As set out in the Letter from the Board, the Company will report to the independent non-executive Directors on continuing connected transactions entered into by the members of the Group. In addition, we have reviewed the annual report of the Company for the year ended 31 December 2023 (the “**2023 Annual Report**”) and the 2024 Annual Report, in particular, the paragraph headed “Confirmation of Independent Non-executive Directors” under the sub-section headed “II. Continuing Connected Transactions Approved or To Be Approved by Independent Shareholders” in the 2023 Annual Report and the sub-section headed “II. Continuing Connected Transactions Approved by Independent Shareholders” in the 2024 Annual Report, under the section headed “Report of the Directors” in the respective annual reports, and noted that, among others, (i) in the opinion of the independent non-executive Directors, among others, the transactions contemplated under the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I) and the Existing Ping An Financial Services Framework Agreement were conducted in accordance with the relevant agreements governing such transactions; and (ii) the auditor of the Company has not noticed that any of the continuing connected transactions of the Company have not been entered into in accordance with the terms of the relevant agreements governing such continuing connected transactions, and have exceeded the relevant caps for the year ended 31 December 2023 and 2024.

In light of the above, we considered that the effective implementation of the subject internal control policies would ensure the Continuing Connected Transactions under the Financial Services Framework Agreement to be conducted on terms which are fair and reasonable.

6. Our analysis and work performed on the Proposed Annual Caps

6.1 Sinochem Loan Annual Caps

Based on the Letter from the Board and information provided by the Management, we have set out below (i) the maximum daily balance in respect of the loan services under the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I); (ii) the relevant historical transaction amounts; (iii) the total interest-bearing bank and other borrowings of the Group; and (iv) the maximum daily balance in respect of the loan services under the Supplemental Agreement II:

Table 1: Information on the Sinochem Loan Services and Sinochem Loan Annual Caps

	For the year ended 31 December		For the six months ended
	2023	2024	30 June 2025
	(RMB million)	(RMB million)	(RMB million)
Maximum daily outstanding balance of the loan (including operating property loans and M&A loans) (including accrued interest) under the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I)	–	1,086.48 (Note)	1,061.33 (Note)
	As at 31 December 2023	2024	As at 30 June 2025
	(RMB million)	(RMB million)	(RMB million)
Balance of interest-bearing bank and other borrowings of the Group	127,379.3	122,800.9	123,296.9
	For the period from the Effective Date to/year ending 31 December		
	2025	2026	
	(RMB million)	(RMB million)	
Sinochem Loan Annual Caps		4,000	4,000

Note: On 26 April 2024, Beijing Zhantuo Real Estate Co., Ltd. (北京展拓置業有限公司), an indirect wholly-owned subsidiary of the Company (as borrower), entered into a loan agreement and mortgage agreement with Sinochem Finance (as lender), pursuant to which, Sinochem Finance agreed to provide Beijing Zhantuo Real Estate Co., Ltd. with operating property loans with a principal amount up to RMB1,500 million, and Beijing Zhantuo Real Estate Co., Ltd. agreed to provide asset mortgage collateral to Sinochem Finance. This transaction was approved by the then Independent Shareholders of the Company at the extraordinary general meeting held on 19 June 2024, and is valid for twelve years from 24 June 2024. Subsequently, Beijing Zhantuo Real Estate Co., Ltd. drew down part of the loan principal and provided corresponding asset mortgage collateral in accordance with the above agreements.

For the avoidance of doubt, (i) the Cap for secured loan services is in addition to the Revised Maximum Daily Deposit Balance (RMB15,000 million for the year ended/ending 31 December 2024, 2025 and 2026 respectively) under the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I); and (ii) the transaction amount of RMB1,500 million under the loan agreement and mortgage agreement entered into between Beijing Zhantuo Real Estate Co., Ltd. and Sinochem Finance on 26 April 2024 (“Existing Secured Loan Facility”) will not be utilised under the Cap for the secured loan services as this is an separate connected transaction already approved by the then independent shareholders at the extraordinary general meeting held on 19 June 2024.

As set out in the Letter from the Board, the Sinochem Loan Annual Caps were arrived at after taking into consideration of several factors, including:

- (i) the business development and financial needs of the Group. For the year 2024 and the first half of 2025, the historical amounts of (a) operating property loans of approximately RMB1,086.48 million and RMB1,061.33 million respectively; and (b) M&A loans of nil and nil, respectively, provided by Sinochem Finance to the Group accounted for only approximately 13.34% and 4.83% of the Group’s total balance of these two types of loans, respectively. Considering the Group’s business development and demand for stable funding, particularly in light of the Group’s active engagement in the land market during the first half of 2025, where it acquired multiple projects in key cities including Beijing, Shanghai, Guangzhou, Hangzhou, Nanjing, Wuhan, Chengdu and Qingdao, with a total gross floor area exceeding 1.45 million square meters (as detailed in the Group’s 2025 Interim Report), and the Management’s intention to continue their pursuit of high-quality project opportunities to support future business development, there is a demand for maintaining smooth financing channels and stable, sustainable funding. Therefore, it is expected that the Group’s utilisation of operating property loan and M&A loan services will continue to maintain a trend of scale growth, and that the Group intends to utilise the Sinochem Loan Annual Caps for, among others, operating property loans and M&A loans going forward;
- (ii) the treasury management strategies of the Group. The Group monitors and assesses its utilisation of various types of loan services and changes in interest rate levels in real-time, and reviews its overall debt and guarantee situation, including re-viewing strategies for utilising operating property loans and M&A loans, based on its business and financing needs. The Group maintains close attention and an open attitude towards operating property loans and M&A loans. Strategically, the Group will leverage market competition, comprehensively considering factors such as credit limits, interest rates, terms and use, to selectively choose service providers, including Sinochem Finance, based on the best available option;

- (iii) the Group will utilise the services of Sinochem Finance on a voluntary and non-exclusive basis and is not obliged to engage Sinochem Finance for any particular services. The Cap for operating property loans and M&A loans only represents the highest amount of such loan services that the Group may request from Sinochem Finance, but there are no obligations for the Group to apply for such loans from Sinochem Finance. Setting the maximum daily outstanding balance for operating property loans and M&A loans will enable the Group to have greater flexibility in selecting providers for such services and allocating its resources; and
- (iv) as of 30 June 2025, secured operating property loans and M&A loans of the Group amounted to approximately RMB21,300 million, RMB1,030 million of which was provided by Sinochem Finance approved in the extraordinary general meeting of the Company in 2024 and the remaining of which was provided by 11 financial institutions (the “**Other Financial Institutions**”) respectively. Among the Other Financial Institutions, the largest lender provided approximately RMB4,000 million to the Group (the “**Largest Lender**”). The Directors considered that setting the maximum daily outstanding balance of secured loan services at RMB4,000 million, which was not more than the outstanding loan balance provided by the Largest Lender was fair and reasonable

As at the date of the Circular, there is no outstanding loan balance of secured loan services from Sinochem Finance. However, based on the aforementioned market conditions and financing strategy and the secured loan balances owing to Largest Lender, the Directors believe that setting the maximum daily outstanding balance of secured loan services at RMB4,000 million strikes a balance between potential future business growth and ensuring reasonableness, without being excessively high.

With a view to assess the fairness and reasonableness of the Sinochem Loan Annual Caps, we have taken into account the following factors:

- (i) it is noted from Table 1 above that the maximum daily outstanding balance of loan including operating property loans and M&A loans (including accrued interest) was nil, approximately RMB1,086.5 million and RMB1,061.3 million for the year ended 31 December 2023 and 2024, and the six months ended 30 June 2025, respectively. Despite the moderate maximum daily outstanding balance of loan as compared to the interest-bearing bank and other borrowings of the Group, which was in the region of RMB122,000 million to RMB128,000 million as at 31 December 2023, 2024 and 30 June 2025. Such demonstrated the Group’s demand for borrowings at the relevant time. Based on the level of interest-bearing bank and other borrowings of the Group as set out above was over 30 times the Sinochem Loan Annual Caps. Furthermore, the gross floor area (“GFA”) of the projects acquired by the Group since 2025 exceeds 1.45 million sq.m. located across, among others, Beijing, Guangdong Province, Jiangsu Province, Zhejiang Province, with unsold area of property development projects held by the Group of approximately 26.81 million sq.m. as set out in the 2025 Interim Report, as well as the Group’s stated strategy

of optimising the additional projects and revitalising the existing projects. Having considered the above factors, in particular, the level of the Group's interest-bearing bank and other borrowings in the past, the Group acquired more than 1.45 million sq.m. in GFA of projects since 2025 as set out in the 2025 Interim Report, the significant size of property development projects being held by the Group as well as the Group's stated strategy, there is a demand for maintaining viable financing channels and stable funding, we consider the Sinochem Loan Annual Caps of RMB4,000 million to be reasonable despite the moderate historical maximum daily outstanding balance of loan;

- (ii) the moderate historical maximum daily outstanding balance of loan may attributable to the fact that the Sinochem Loan Services are on a non-exclusive basis and that the Group has the right but not the obligation to seek borrowings from lenders including but not limited to Sinochem Finance. Furthermore, the Management would take into account factors, such as tenure, interest rate(s) and other terms, offered by Sinochem Finance as well as other financial institutions at the material time prior to entering into a loan, therefore we are of the view that the historical maximum daily outstanding balance of loan should not be the sole benchmark against the reasonableness of the size of the Sinochem Loan Annual Caps;
- (iii) as further discussed with the Management, it has been the Group's practice to utilise loan services from various financial institutions from time to time, including Sinochem Finance, subject to the terms and conditions offered, and the Management expects such practice to continue for the years ending 31 December 2025 and 2026. Reference is made to the aforementioned historical aggregated amount of operating property loans and M&A loans for the first half of 2025, as provided by Sinochem Finance and the Sinochem Loan Annual Caps only accounted for approximately 4.8% and 18.2% of the Group's total balance of these two types of loans, respectively, supporting that the financing need of the Group in these types of loans has been significantly greater than that of the Sinochem Loan Annual Caps as demonstrated by the aforesaid historical figures conducted with Sinochem Finance or independent third parties;
- (iv) given the actual market sentiment and conditions as well as the operating and financial performance and cashflow of the Group is market driven and unpredictable in nature, Management considers, and we concur, that it is necessary to maintain sufficient flexibilities when determining the Sinochem Loan Annual Caps;
- (v) Sinochem Finance has provided loan services to the Group for over 16 years and the Group is satisfied with Sinochem Finance's loan services and shall continue to consider Sinochem Finance Loan Services as an option to allow the Group flexibility in managing its working capital and financing needs; and

- (vi) the Sinochem Finance Loan Services under the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I and Supplemental Agreement II) shall subject to the relevant pricing policies and internal control procedures as set out under section headed “5. Our analysis on the principal terms of the Financial Services Framework Agreements and the internal control procedures” in this letter above.

Having considered the above, we are of the view that the Sinochem Loan Annual Caps is fair and reasonable.

6.2 Ping An Deposit Annual Caps

With reference to the Letter from the Board and information provided by the Management, set out below is (i) the maximum daily balance in respect of the deposit services under the Existing Ping An Financial Services Framework Agreement; (ii) the maximum daily balance of deposits placed with Ping An Member Companies under the Existing Ping An Financial Services Framework Agreement; (iii) the balance of cash and cash equivalents and restricted bank balances of the Group as at 31 December 2023 and 2024, and 30 June 2025, respectively; and (iv) the Ping An Deposit Annual Caps:

Table 2: Information on the Ping An Deposit Services and Ping An Deposit Annual Caps

	For the year ended/ending 31 December		
	2023 (RMB million)	2024 (RMB million)	2025 (RMB million)
Maximum daily balance of the deposit services under the Existing Ping An Financial Services Framework Agreement	8,000	8,000	8,000
Maximum daily balance of deposits placed at Ping An Bank	3,072.48	442.33	733.26*
Utilisation rate of the annual caps for deposit services	38.41%	5.53%	9.17%
	As at 31 December		As at 30 June
	2023 (RMB million)	2024 (RMB million)	2025 (RMB million)
Balance of cash and cash equivalents and restricted bank balance	37,836	34,856	38,553
	For the year ending 31 December		
	2026 (RMB million)	2027 (RMB million)	2028 (RMB million)
Ping An Deposit Annual Caps	8,000	8,000	8,000

* up to 30 June 2025

As set out in the Letter from the Board, the Ping An Deposit Annual Caps were arrived at after taking into consideration of several factors, including:

- (i) the need for settlement of amounts payable by the members of the Group during ordinary course of business through their deposit accounts maintained with Ping An Member Companies. Ping An Member Companies do not charge the Group any service fees in respect of the settlement services provided. The Group can deposit a large amount of its funds with Ping An Member Companies to utilise the settlement services free of charge;
- (ii) the strategies in respect of the treasury management of the Group. The Company monitors and takes measures to manage its cash balance from time to time, taking into consideration factors including, among others, the Company's dividend policy, working capital, business expansion and debt management needs. Placing cash deposits as savings into financial institutions (such as Ping An Member Companies) is one of the options that may be adopted by the Company from time to time;
- (iii) the business development and financial needs of the Group. The total assets of the Group has increased from approximately RMB421,895.64 million as at 31 December 2022 to approximately RMB443,777.49 million as at 30 June 2025, an increase of approximately 5.2%. In addition, the monetary fund balance of the Group as at 30 June 2025 was approximately RMB38,553.36 million. Along with the business growth of the Group, it is expected that the Group's monetary fund balance will remain at the current level or higher in the next three years, and the Group's demand for financial services (including the deposit services) will continue to rise;
- (iv) the Group will utilise the services of Ping An Member Companies on a voluntary and non-exclusive basis and is not obliged to engage Ping An Member Companies for any particular services. The maximum daily balance of the deposit services only represents the highest daily amount of deposits that the Group may place with Ping An Member Companies and there are no obligations for the Group to deposit such amounts with Ping An Member Companies. Setting the maximum daily balance of the deposits placed will enable the Group to have a greater flexibility in selecting deposit service providers and allocating its resources; and
- (v) the cap amounts of maximum daily balance of the deposits placed by the Group with Ping An Member Companies under Renewed Ping An Financial Services Framework Agreement are determined with reference to the cap amounts of maximum daily balance of the deposits placed by the Group with Ping An Member Companies under the Existing Ping An Financial Services Framework Agreement amounting to RMB8,000 million for each of the three financial years ended 31 December 2025. The historical transaction amount of maximum daily balance of the deposits placed by the Group with Ping An Member Companies under the Existing Ping An Financial Services Framework Agreement calculated as at the close of business of RMB3,072.48 million, RMB442.33 million and RMB733.26 million respectively for

the two financial years ended 31 December 2024 and six months ended 30 June 2025. Despite the difference between the historical transaction amounts and the cap amounts, taking into account all the above factors, the Directors still believe that setting the maximum daily balance of the deposits placed by the Group with Ping An Member Companies under Renewed Ping An Financial Services Framework Agreement at the same cap amount of RMB8,000 million enables the Group to retain the greatest flexibility in selecting deposit service providers and allocating its resources, which is definitely fair and reasonable and beneficial to the Company and the Shareholders as a whole.

With a view to assess the fairness and reasonableness of the Ping An Deposit Annual Caps, we have taken into account the following factors:

- (i) as set out in Table 2 above, the maximum daily outstanding balance of deposits was approximately RMB3,072 million, RMB442 million and RMB733 million during the year ended 31 December 2023 and 2024, and the six months ended 30 June 2025, respectively. Despite the moderate maximum daily outstanding balance of deposits compared to the historical annual cap for the subject year, the cash and cash equivalents and restricted bank balance of the Group was in the region of RMB35,000 million to RMB39,000 million as at 31 December 2023 and 2024, and 30 June 2025, which may or may not increase from time to time attributable to the Group's operations, financing plans and/or investment activities. Such demonstrated the Group's demand for the maximum daily balance of the deposit services under the Existing Ping An Financial Services Framework Agreement at the relevant time. Given the cash and cash equivalents and restricted bank balance of the Group as set out above was over four times the Ping An Deposit Annual Caps. In another words, the Ping An Deposit Annual Cap would only satisfy in the region of 20% of the Group's deposit needs based on the higher end of the historical range of cash and cash equivalents and restricted bank balance of the Group, we consider the Ping An Deposit Annual Caps of RMB8,000 million to be reasonable despite the moderate historical maximum daily balance of deposits under the Existing Ping An Financial Services Framework Agreement;
- (ii) the moderate historical maximum daily balance of deposits may attributable to the fact that the Ping An Deposit Services are on a non-exclusive basis and that the Group has the right but not the obligation to deposit its funds with Ping An Bank, and the Management would also consider the terms, including deposit interest rate(s), offered by Ping An Bank compared to that from the other financial institutions at the material time, therefore we are of the view that the historical maximum daily balance of deposit should not be the only benchmark against the size of the Ping An Deposit Annual Caps;

- (iii) it is noted that for each of the year ended 31 December 2024 and the six months ended 30 June 2025, the Group recorded a profit attributable to owners of the parent over RMB1,000 million, respectively. In addition, the cash and cash equivalents and restricted bank balance of the Group was in the region of RMB35,000 million to RMB39,000 million as at 31 December 2023 and 2024, and 30 June 2025. Although the Group's actual cash position going forward will depend on, among others, the Group's actual cash inflow and outflow at the material time, based on the aforesaid information, the balance of cash and cash equivalents and restricted bank balance of the Group was relatively stable in the region of RMB35,000 million to RMB39,000 million as at 31 December 2023 and 2024, and 30 June 2025, and such represents over four times of the Ping An Deposit Annual Caps;
- (iv) as discussed with the Management, it has been the Group's practice to utilise deposit services of various financial institutions, including the Ping An Bank, subject to the terms and conditions offered, from time to time and the Management expects such practice to continue for the years ending 31 December 2026, 2027 and 2028;
- (v) given the actual market sentiment and conditions as well as the operating and financial performance and cashflow of the Group is market driven and unpredictable in nature, Management considers, and we concur, that it is necessary to maintain sufficient flexibilities when determining the Ping An Deposit Annual Caps;
- (vi) the Management advised that Ping An Bank has provided deposit services to the Group stretching back prior to year 2010 and the Group is satisfied with Ping An Bank's deposit services and shall continue to consider Ping An Deposit Services as an option to allow the Group flexibility in managing its working capital and liquidity position; and
- (vii) the Ping An Deposit Services under the Renewed Ping An Financial Services Framework Agreement shall subject to the relevant pricing policies and internal control procedures as set out under section headed "5. Our analysis on the principal terms of the Financial Services Framework Agreements and the internal control procedures" in this letter above.

Having considered the above, we are of the view that the Ping An Deposit Annual Caps, which remained unchanged, is fair and reasonable.

6.3 Ping An Loan Annual Caps and Ping An Financing Factoring Annual Caps

With reference to the Letter from the Board and information as provided by the Management, we herewith set out below (i) the maximum daily balance in respect of the loan services and financing factoring services under the Existing Ping An Financial Services

Framework Agreement; (ii) their respective historical transaction amount; (iii) the balance of interest-bearing bank and other borrowings of the Group as at 31 December 2023 and 2024, and 30 June 2025, respectively; and (iv) Ping An Loan Annual Caps and Ping An Financing Factoring Annual Caps:

Table 3: Information on the Ping An Financing Services and their respective annual caps

	For the year ended 31 December		
	2023	2024	2025
	(RMB million)	(RMB million)	(RMB million)
The annual caps under the Existing Ping An Financial Services Framework Agreement:			
– Maximum daily balance of the loan services	10,000	10,000	10,000
– Maximum daily balance of the financing factoring services	3,000	3,000	3,000
Historical transaction amount:			
– Maximum daily balance of the loan services	2,900.00	1,899.90	2,397.59*
– Maximum daily balance of the financing factoring services	nil	nil	nil*
Utilisation rate of the annual caps for:			
– loan services	29.0%	19.0%	23.98%
– financing factoring services	–	–	–
	As at 31 December		As at 30 June
	2023	2024	2025
	(RMB million)	(RMB million)	(RMB million)
Balance of interest-bearing bank and other borrowings	127,379	122,801	123,297
	For the year ending 31 December		
	2026	2027	2028
	(RMB million)	(RMB million)	(RMB million)
Ping An Loan Annual Caps	10,000	10,000	10,000
Ping An Financing Factoring Annual Caps	3,000	3,000	3,000

* up to 30 June 2025

As set out in the Letter from the Board, the Ping An Loan Annual Caps and the Ping An Financing Factoring Annual Caps were arrived at after taking into consideration of several factors, including:

- (i) the balance of the interest-bearing bank and other borrowings of the Group as at 30 June 2025 was approximately RMB123,296.9 million. The aggregated maximum daily balance of the loan services and the financing factoring services of RMB13,000.0 million provided by Ping An Member Companies for each of the three years ending 31 December 2028 only accounted for approximately 10.5% of the balance of the interest-bearing bank and other borrowings of the Group as at 30 June 2025. Accordingly, even if the aggregate amount of the loan services and financing factoring services provided by Ping An Member Companies utilised by the Group were to reach the aforesaid maximum balance, it would not result in an excessively high concentration of the Group's indebtedness in a single financial institution. Therefore, the Directors are of the view that it represents a reasonable proportion and allocation among the Group's various financial service providers. In addition, the balance of trade receivables of the Group as at 30 June 2025 was approximately RMB4,947.6 million, which is more than 1.6 times of the amount of the maximum daily balance of the financing factoring services;
- (ii) real estate is a capital-intensive industry, and the Group needs funds for its future development. The Renewed Ping An Financial Services Framework Agreement has provided the Group with a source of financing that it can choose to use when it deems appropriate, which helps the Group to maintain initiative and flexibility in its development in the market that is in line with industry policies changing from time to time. Ping An Member Companies are high quality financial service providers in the market. The Group intends to obtain financing from Ping An Member Companies, so as to expand its financing channels and ensure the safety of its funding chain;
- (iii) the maximum daily balance of the loan services and the financing factoring services only represents the highest daily amount of loans and factoring financing that the Group may obtain from Ping An Member Companies and there are no obligations for the Group to engage Ping An Member Companies for such services. Setting the maximum daily balance of the loan services and the financial factoring services will enable the Group to have a greater flexibility in selecting financial service providers; and
- (iv) the cap amounts of maximum daily balance of the loan services and that of the financing factoring services provided by Ping An Member Companies to the Group under the Renewed Ping An Financial Services Framework Agreement are determined with reference to the cap amounts of maximum daily balance of the loan services and that of the financing factoring services provided by Ping An Member Companies to the Group under the Existing Ping An Financial Services Framework Agreement amounting to RMB10,000 million and RMB3,000 million, respectively,

for each of the three financial years ended 31 December 2025. The historical transaction amount of maximum daily balance of the loan services provided by Ping An Member Companies to the Group under the Existing Ping An Financial Services Framework Agreement calculated as at the close of business of RMB2,900 million, RMB1,899.9 million and RMB2,397.59 million respectively for the two financial years ended 31 December 2024 and six months ended 30 June 2025. The financing factoring services annual caps under the Existing Ping An Financial Services Framework Agreement has not been utilised. Despite the difference between the historical transaction amounts and the cap amounts, taking into account all the above factors, the Directors still believe that setting the maximum daily balance of the loan services and that of the financing factoring services provided by Ping An Member Companies to the Group under Renewed Ping An Financial Services Framework Agreement at the same cap amount of 10,000 million and RMB3,000 million respectively enables the Group to retain the greatest flexibility in selecting financial service providers and allocating its resources, which is definitely fair and reasonable and beneficial to the Company and the Shareholders as a whole.

With a view to assess the fairness and reasonableness of the Ping An Loan Annual Caps and Ping An Financing Factoring Annual Caps, we have taken into account the following factors:

- (i) as noted from Table 3 above, the maximum daily outstanding balance of (a) loans as provided by Ping An Bank was approximately RMB2,900 million, RMB1,900 million and RMB2,398 million; and (b) financing factoring as provided by Ping An Bank was nil, nil and nil, for the years ended 31 December 2023 and 2024, and the six months ended 30 June 2025, respectively. Based on our discussion with the Management, the moderate historical maximum amount in respect of the Ping An Financing Services under the Existing Ping An Financial Services Framework Agreement may attributable to the fact that the Ping An Financing Services are on a non-exclusive basis and that the Group has the right but not the obligation to seek borrowings from lenders including, among others, Ping An Bank, and that the Management would take into account factors, such as tenure, interest rate(s) and other terms, offered by Ping An Bank as well as other financial institutions at the material time prior to entering into the relevant agreement. Furthermore, the amount of the historical maximum daily outstanding reflects the outstanding balance at the material time and does not represent the full extent of the Group's overall demand or actual financing needs for its business and operations. Taken into account all of the above, we are of the view that the historical maximum daily outstanding balance of loan/financing factoring services should not be the sole benchmark against the reasonableness of the Ping An Loan Annual Caps and Ping An Financing Factoring Annual Caps;

- (ii) as mentioned under the section headed “1. Information of the Group” in this letter above, we noted that (a) the Group demonstrated a growth in profitability with profit attributable to owners of the Company increased by approximately 115.5% from FY2023 to FY2024 and approximately 7.9% from 1H2024 to 1H2025, respectively; (b) cash and cash equivalents increased by approximately 10.6% from FY2024 to 1H2025; and (c) the GFA of the projects acquired by the Group since 2025 exceeds 1.45 million sq.m. located across, among others, Beijing, Guangdong Province, Jiangsu Province, Zhejiang Province, with unsold area of property development projects held by the Group of approximately 26.81 million sq.m. as set out in the 2025 Interim Report which was a driver of the Group’s financing and working capital needs as the acquisition of new land and investments to be made into these property development projects would be funded by, where applicable, existing internal financial resources of the Group and/or external additional financial resources, such as debt financing, as well as the Group’s stated strategy of optimising the additional projects and revitalising the existing projects, the capital requirements of which may involve the Group raising further debt financing where considered appropriate, coupled with the Group’s ongoing business and development needs as analysed thereunder, indicating that the Group has ongoing funding and/or working capital needs and actual demand for the related financial services, of which the Ping An Deposit Services and Ping An Financing Services formed part;
- (iii) although the maximum daily outstanding balance of loans as provided by Ping An Bank was moderate as detailed above, and financing factoring as provided by Ping An Bank was nil for each of the years ended 31 December 2023 and 2024, and the six months ended 30 June 2025, the interest-bearing bank and other borrowings of the Group was in the region of RMB122,000 million to RMB128,000 million as at 31 December 2023, 2024 and 30 June 2025, which demonstrated the Group’s demand for borrowings during the aforesaid years/period. Given the level of interest-bearing bank and other borrowings of the Group during the abovementioned periods were in the region of nine to ten times the aggregate annual caps for the Ping An Financing Services of RMB13,000 million for three years ending 31 December 2026, 2027 and 2028, we consider that the Ping An Loan Annual Caps of RMB10,000 million and Ping An Financing Factoring Annual Caps of RMB3,000 million, which was proposed to remain at the same level as the existing annual caps, are reasonable despite the moderate historical usage;
- (iv) the Management also advised that it has been the Group’s practice to consider and utilise various types of financings made available by numerous financial institutions from time to time, including Ping An Bank, subject to the terms and conditions offered, and the Management expects such practice to continue for the years ending 31 December 2026, 2027 and 2028;

- (v) given the evolving economic environment and market conditions as well as the fact that the operating and financial performance and cashflow of the Group is market driven and unpredictable in nature, Management considers, and we concur, that it is necessary to maintain sufficient flexibilities when determining the Ping An Loan Annual Caps and Ping An Financing Factoring Annual Caps, so as to cater for any unforeseen circumstances arising from the Group's businesses and operations that may cause short-term or long-term fluctuations in its demand for financing, as the case maybe. As such, the Ping An Loan Annual Caps and the Ping An Financing Factoring Annual Caps shall facilitate effective execution of the continuing connected transactions thereunder without undue delay and/or administrative burdens of having to obtain independent Shareholders' approval on a transaction-by-transaction basis;
- (vi) the Management advised that Ping An Member Companies has been providing financial services to the Group stretching back prior to year 2010 and the Group is satisfied with the financial services provided by Ping An Member Companies and shall continue to consider the Ping An Financing Services as an option to allow the Group flexibility in managing its working capital and financing needs; and
- (vii) the Ping An Financing Services shall subject to the relevant pricing policies and internal control procedures as set out under section headed "5. Our analysis on the principal terms of the Financial Services Framework Agreements and the internal control procedures" in this letter above.

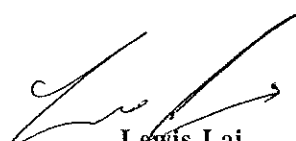
Having considered the above, we are of the view that the Ping An Loan Annual Caps and the Ping An Financing Factoring Annual Caps are fair and reasonable.

RECOMMENDATION

Having considered the aforementioned factors and reasons, we consider that (i) the entering into of the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I and Supplemental Agreement II) and Renewed Ping An Financial Services Framework Agreement are in the ordinary and usual course of business of the Group; and (ii) the terms of the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I and Supplemental Agreement II) and Renewed Ping An Financial Services Framework Agreement (including their respective annual caps represented by maximum daily balances) are on normal commercial terms, fair and reasonable, and in the interests of the Company and the Independent Shareholders as a whole.

Accordingly, we advise the Independent Board Committee to recommend, and we recommend, the Independent Shareholders to vote in favour of the relevant resolution(s) to be proposed at the EGM to approve the Sinochem Financial Services Framework Agreement (as amended by Supplemental Agreement I and Supplemental Agreement II) (including the maximum daily balance) and Renewed Ping An Financial Services Framework Agreement (including the respective annual caps represented by maximum daily balances).

Yours faithfully,
For and on behalf of
Red Sun Capital Limited

 
Lewis Lai **Ben Leung**
Managing Director *Director*

Mr. Lewis Lai is a licensed person registered with the SFC and a responsible officer of Red Sun Capital Limited to carry out type 1 (dealing in securities) and type 6 (advising on corporate finance) regulated activities under the SFO and has over 18 years of experience in the corporate finance industry.

Mr. Ben Leung is a licensed person registered with the Securities and Futures Commission of Hong Kong and a responsible officer of Red Sun Capital Limited to carry out type 6 (advising on corporate finance) regulated activity under the SFO and has over ten years of experience in corporate finance industry.

* *English name for identification purposes only.*