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Hongkong Ideal Investment Limited

香港理想投資有限公司

(Incorporated in Hong Kong with limited liability)

REDEMPTION OF 14.75% GUARANTEED SENIOR NOTES DUE 2022

(ISIN: XS2059534342; Common Code: 205953434)

(Stock Code: 40019)

unconditionally and irrevocably guaranteed by

Beijing Hongkun Weiye Real Estate Development Co. Ltd

北京鴻坤偉業房地產開發有限公司

(Incorporated in the People’s Republic of China with limited liability)

References are made to the announcements of Hongkong Ideal Investment Limited (the “**Company**”) dated 8 October 2019, 20 April 2020 and 4 December 2020 (the “**Announcements**”) in relation to the issuance of the US\$205,000,000 14.75% Guaranteed Senior Notes due 2022 (the “**Notes**”). Unless specified otherwise, capitalized terms used herein shall have the same meanings as defined in the Announcements.

Pursuant to the indenture, dated as of 8 October 2019 (as amended or supplemented from time to time, the “**Indenture**”), among the Company, Beijing Hongkun Weiye Real Estate Development Co., Ltd. (北京鴻坤偉業房地產開發有限公司), a company incorporated in the People’s Republic of China with limited liability and a parent company of the Company (the “**Parent Guarantor**”), Tianjin Hongkun Real Estate Development Co. Ltd (天津鴻坤房地產開發有限公司) a company incorporated in the

People's Republic of China with limited liability and a subsidiary of the Parent Guarantor and The Bank of New York Mellon, London Branch, as trustee (the "**Trustee**"), entered into in connection with the issue of the Notes, the Company announces today that it has informed the Trustee, Agents and all Holders that the Holders may at their option require the Company to repurchase for cash all outstanding Notes in full or any portion of the principal thereof in minimum denominations of US\$200,000 and integral multiples of US\$1,000 in excess thereof on 8 October 2021 (the "**Put Settlement Date**") at a repurchase price equal to 100% of the principal amount thereof, plus accrued and unpaid interest, if any, to (but excluding) the Put Settlement Date (the "**Repurchase Price**").

The amount of accrued and unpaid interest with respect to the Notes to (but not including) the Put Settlement Date will be US\$73.75 on each US\$1,000 of Notes.

As of the date of this announcement, the principal amount of the Notes outstanding is US\$205,000,000. The Company will satisfy the payment of the outstanding principal amount plus accrued and unpaid interest, if any, of the Notes using internal funds.

Upon redemption of the outstanding Notes on the Put Settlement Date, all the redeemed Notes will be cancelled.

Hong Kong, 23 August 2021

As at the date of this announcement, the directors of Hongkong Ideal Investment Limited are Mr. ZHAO Weihao and Ms. QIN Luyun.

As at the date of this announcement, the directors of Beijing Hongkun Weiye Real Estate Development Co. Ltd are Mr. ZHU Can, Mr. ZHAO Weihao and Mr. CHEN Xi.