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**恒基兆業地產有限公司**

**HENDERSON LAND DEVELOPMENT COMPANY LIMITED**

Incorporated in Hong Kong with limited liability

(Stock Code : 12)

## DISCLOSURE PURSUANT TO RULE 13.16 OF THE LISTING RULES

The Company announces details of financial assistance to and guarantees given for facilities granted to the Affiliated Companies of the Company in accordance with rule 13.16 of the Listing Rules.

### FINANCIAL ASSISTANCE TO AND GUARANTEES GIVEN FOR FACILITIES GRANTED TO AFFILIATED COMPANIES

Details of the financial assistance provided by the Group to, and the guarantees given by the Group for facilities granted to, the Affiliated Companies of the Company as at 30 September 2020, which in aggregate exceeded 8% of the Total Assets, are as follows:

Names of the Affiliated Companies	The Group's attributable interest in the Affiliated Companies	Advances or loans to the Affiliated Companies as at 30 September 2020 (Unless otherwise indicated below, all advances/loans are unsecured) (A)	Interest rate per annum	Maturity dates (Unless otherwise stated below, the advances/loans have no fixed terms of repayment or, where applicable, to be repaid in one lump sum on maturity)	Guarantees for facilities granted to the Affiliated Companies (B)	Total (A+B)
		HK\$ million			HK\$ million	HK\$ million
2OK Company Limited	50%	2	P – 3%		-	2
AiHealth Henderson (Hong Kong) Limited	33%	51	-		-	51
Anbok Limited	25%	22	-		-	22
Billion Ventures Limited	50%	67	-		-	67
Bright Joy Development Limited	50%	11	P		-	11
Cohen Holdings Limited	50%	143	-		-	143
CWP Limited	50%	10	-		-	10
Earning Yield Limited	49%	103	-		-	103
Eastime Investment Limited	50%	931	-		-	931
Everise (H.K.) Limited	50%	52	-		-	52

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		(A)				
		HK\$ million				HK\$ million
Express Hero Limited	50%	64	-		-	220
Famer Developments Limited	47%	156	H + 0.5%		-	124
Feswin Investment Limited	50%	124	-		-	81
Gold Sky Limited	50%	81	-		-	54
Great Asia Investment Limited	68.7%	54	-		-	1,006
Happy Profit Investment Limited	50%	1,006	-		-	173
Henshan Development Limited	50%	173	-		-	829
Hitide Holdings Limited	50%	829	-		-	76
Honster Investment Limited	50%	76	-		-	4,111
Infinite Sun Limited	30%	4,111	-		-	3,043
Main Wealth Development Limited	12.52%	1,823	-		1,220	205
Marble Edge Investments Limited	18%	205	-		-	2,325
Maxfine Development Limited	33.33%	1,418	-		907	138
NSW (Holdings) Limited	50%	138	-		-	66
Newfoundworld Holdings Limited	20%	66	-		-	16
Newfoundworld Investment Holdings Limited	20%	16	-		-	670
Newfoundworld Site 11 Holdings Limited	20%	670	-	N/A	430	430
Pacific Super Limited	49%	-	-		-	72
Perfect Luck Enterprises Limited	50%	72	-		-	3
Prime Champ Limited	50%	3	-		-	103
Prime Oasis Limited	20%	103	P – 3%		-	34
Pure Jade Limited	26.67%	34	-		-	42
Start Treasure Limited	22.8%	42	-		-	409
Superich Consultants Limited	50%	409	-		-	54
Surbana Property Investment Pte. Ltd.	50%	18	H + 0.5%		-	767
System Link Development Limited	50%	767	-		-	234

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Tartar Investments Limited	30%	1,439	-		-	1,439
Topcycle Development Limited	50%	587	-		-	587
Triple Wide Company Limited	33.33%	14	-		-	14
Ultra Keen Holdings Limited	30%	4,787	-		-	4,787
Voyage Mile Limited	29.3%	1,529	-		1,018	2,547
Xu An Co. Limited	50%	1,436	-		-	1,436
Xu Chang Co. Limited	50%	461	-		-	841
		380	H + 2.25%	(Note 1)		
		(secured) (Note 1)				
Xu Ling Limited	35%	323	-		-	323
大連恒金房地產開發有限公司	50%	1	-		-	1
上海富洲濱江開發建設投資有限公司	51%	1	-		-	748
		747	5.225%	Between 30 August and 25 December 2021		
上海輝彰實業有限公司	50%	141	-		-	141
上海輝統實業有限公司	50%	57	-		-	57
永悅(上海)房地產開發有限公司	50%	285	5.225%	28 January 2022	-	285
北京正德瑞祥房地產開發有限公司	24.5%	670	5.225% to 9%	Between 7 January 2021 and 13 May 2023	-	670
北京恒合天基房地產開發有限公司	50%	1,393	7.5%	Between 9 September 2022 and 26 May 2023	-	1,393
北京鴻展鑫業科技有限公司	50%	114	3.8%	31 May 2021	-	114
成都和儒企業管理有限公司	50%	826	-		-	826
江蘇恒艾健康服務產業有限公司	33%	150	7%	6 May 2023	-	150
祥寶投資(成都)有限公司	30%	114	3.8%	17 December 2023	-	114
深圳市海岸興泰置業有限公司	50%	199	3.8% to 5.5%	Between 31 May and 19 December 2021	-	199
廣州昌卓商務諮詢有限公司	50%	362	(Note 3)	Between 22 October 2020 and 20 May 2024	-	362

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廣州建德房地產開發有限公司	18%	620	4.35% to 4.55%	Between 24 October 2021 and 11 August 2023	-	620
廣州奧昇置業有限公司	50%	694	-		-	694
蘇州旭隆置業有限公司	50%	35	-		-	35
蘇州盛格商務諮詢有限公司	50%	1,189	-		-	1,189
<b>Total</b> (Notes 4, 5 and 6)		<b>32,674</b>			<b>3,575</b>	<b>36,249</b>

Notes:

- (1) Save for the loan to Xu Chang Co. Limited ("Xu Chang") in the amount of HK\$380 million, which is repayable by instalments between 26 October 2020 and 26 October 2021 and secured by, inter alia, share charges and equity pledge on the entire share capital and shareholding interest of Xu Chang and its wholly-owned subsidiaries, all other advances to Xu Chang are unsecured and have no fixed terms of repayment.
- (2) 深圳市海岸興泰置業有限公司 is a wholly-owned subsidiary of 北京鴻展鑫業科技有限公司 (a joint venture company in which the Group owns 50% equity interest). The loan to 深圳市海岸興泰置業有限公司 is secured by the 50% equity interest in 北京鴻展鑫業科技有限公司 held by the relevant joint venture partner.
- (3) Save for an amount of approximately RMB20.13 million (equivalent to approximately HK\$22.90 million) of which the interest rate is yet to be determined between the parties to the loan agreement, all other loans to 廣州昌卓商務諮詢有限公司 are interest-bearing at 5.22% per annum.
- (4) Save for the Group's committed capital injection to 成都和儒企業管理有限公司 in the amount of approximately RMB174 million (equivalent to approximately HK\$198 million), there was no other committed capital injection by the Group to the Affiliated Companies set out in the above table. The source of funding for the committed capital injection to the Group's equity interest in the relevant Affiliated Company will be out of the Group's internal resources.
- (5) For the purpose of this announcement, the conversion of RMB into HK\$ is based on the exchange rate of RMB1 to HK\$1.138 at 30 September 2020.
- (6) In respect of the facilities granted to the Affiliated Companies for which guarantees were provided by the Group as set out in the above table, all of them are fully utilized or utilized up to the guaranteed amounts.
- (7) Save as disclosed above, no other obligations arise under rules 13.13 to 13.19 of the Listing Rules.

## DEFINITIONS

In this announcement, the following expressions have the meanings set out below unless the context requires otherwise:

<b>“Affiliated Companies”</b>	companies which, in accordance with Hong Kong Financial Reporting Standards, are recorded using the equity method of accounting in the Group’s consolidated financial statements, including associates and joint ventures as defined in those standards;
<b>“Company”</b>	Henderson Land Development Company Limited (恒基兆業地產有限公司), a company incorporated in Hong Kong with limited liability, the shares of which are listed on the Main Board of The Stock Exchange of Hong Kong Limited (stock code: 12);
<b>“Group”</b>	the Company and its subsidiaries;
<b>“H”</b>	the Hong Kong Interbank Offered Rate;
<b>“HK\$”</b>	Hong Kong dollar(s), the lawful currency of the Hong Kong Special Administrative Region of the People’s Republic of China;
<b>“Listing Rules”</b>	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited;
<b>“P”</b>	the Hong Kong Dollar Prime Rate as quoted by the relevant lending banks from time to time;
<b>“RMB”</b>	Renminbi, the lawful currency of the People’s Republic of China;
<b>“Total Assets”</b>	the consolidated total assets of the Group as shown in the Interim Report of the Company for the six months ended 30 June 2020, adjusted for (or deducting) the interim dividend for the six months ended 30 June 2020 declared on 20 August 2020; and
<b>“%”</b>	per cent.

By Order of the Board  
**Timon LIU Cheung Yuen**  
*Company Secretary*

Hong Kong, 28 December 2020

*As at the date of this announcement, the board of directors of the Company comprises: (1) executive directors: Lee Ka Kit (Chairman and Managing Director), Lee Ka Shing (Chairman and Managing Director), Lam Ko Yin, Colin, Lee Shau Kee, Yip Ying Chee, John, Fung Lee Woon King, Kwok Ping Ho, Suen Kwok Lam, Wong Ho Ming, Augustine and Fung Hau Chung, Andrew; (2) non-executive directors: Lee Tat Man and Lee Pui Ling, Angelina; and (3) independent non-executive directors: Kwong Che Keung, Gordon, Ko Ping Keung, Wu King Cheong, Woo Ka Biu, Jackson, Poon Chung Kwong and Au Siu Kee, Alexander.*