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NOTICE OF SPECIAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that a special general meeting (the “**SGM**”) of Coastal Greenland Limited (the “**Company**”) will be held with a combination of an in-room meeting at Suite 1712-16, 17th Floor, China Merchants Tower, Shun Tak Centre, 200 Connaught Road Central, Hong Kong and an online virtual meeting on Wednesday, 30 March 2022 at 2:30 p.m. to consider and, if thought fit, pass with or without modification, the following resolution as an ordinary resolution of the Company (words and expressions that are not expressly defined in this notice shall bear the same meaning as that defined in the circular of the Company dated 25 February 2022):

ORDINARY RESOLUTION

“**THAT:**

- (a) the agreement dated 9 August 2021 (the “**Agreement**”) (copy of which, signed by the Chairman of the meeting for the purposes of identification, has been produced to the meeting marked “**A**”) entered into between the Jixi Municipal People’s Government of Heilongjiang Province (“**Jixi Municipal People’s Government**”), 恒祥房地產開發有限公司 (Hengxiang Real Estate Development Company Limited*) (“**Hengxiang Development**”), Coastal Realty Investment (China) Limited and 雞西市雞冠區鵬程城市建設投資有限公司 (Jixi City Jiguan District Pengcheng Urban Construction Investment Company Limited*) in relation to surrender of four parcels of land located at Jixi City, Heilongjiang, the People’s Republic of China with a total site area of approximately 31,447 sq.m., 43,883 sq.m., 39,595 sq.m. and 38,986 sq.m. respectively by Hengxiang Development to the Jixi Municipal People’s Government and all the transactions contemplated thereunder and all other matters of and incidental thereto be and are hereby approved, confirmed and ratified; and

* For identification purpose only

(b) any one director (if affixing of seal is required, any two directors) of the Company be and is/are hereby authorised for and on behalf of the Company to, among other things, sign, execute, perfect, deliver (including under seal where applicable) all such documents and deeds, and to do or authorise doing all such acts, matters and things as he/they may in his/their absolute discretion consider necessary, expedient or desirable to give effect to, implement and/or complete all matters in connection with the Agreement and the transactions contemplated thereunder and all of such acts of director(s) as aforesaid be and are hereby approved, ratified and confirmed.

By order of the Board
Coastal Greenland Limited
Jiang Ming
Chairman

Hong Kong, 25 February 2022

Registered office:

Clarendon House
2 Church Street
Hamilton HM11
Bermuda

Head office and principal place of business

in Hong Kong:
Suite 1712-16, 17th Floor
China Merchants Tower
Shun Tak Centre
200 Connaught Road Central
Hong Kong

Notes:

1. The Company will conduct the SGM with the combination of an in-room meeting and an online virtual meeting. Shareholders will have the option of joining the SGM either (a) through the in-room meeting at Suite 1712-16, 17th Floor, China Merchants Tower, Shun Tak Centre, 200 Connaught Road Central, Hong Kong; or (b) online through internet by using their smartphones, tablets or computer devices. Through the online virtual meeting, registered shareholders of the Company (“**Shareholders**”) will be able to attend the SGM, vote and submit questions online. Beneficial owners or CCASS non-registered Shareholders whose Shares are held through banks, brokers, custodians or Hong Kong Securities Clearing Company Limited (“**HKSCC**”) can also attend the SGM, vote and submit questions online. In this regard, they should consult directly with their banks, brokers or custodians (as the case may be) for the necessary arrangements and the personalized login and access code will be sent to them upon receipt of request through their respective bank, broker, custodian or HKSCC.

2. A member entitled to attend and vote at the SGM is entitled to appoint one or more proxy or proxies to attend and, subject to the provisions of the bye-laws of the Company, to vote on his behalf. A proxy need not be a member of the Company but must be present in person at the SGM to represent the member. If more than one proxy is so appointed, the appointment shall specify the number and class of shares in respect of which each such proxy is so appointed.
3. In order to be valid, you are requested to complete and (a) return the accompanying proxy form to the Company's branch share registrar and transfer office in Hong Kong, Tricor Tengis Limited at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong in accordance with the instructions printed thereon; or (b) submit the form of proxy electronically at <https://spot-meeting.tricor.hk/#/243> in accordance with the instructions printed on the accompanying notification letter, in each case as soon as possible and in any event not later than Monday, 28 March 2022 at 2:30 p.m. (Hong Kong time). Completion and return of a form of proxy will not preclude a member from attending in person or online (if applicable) and voting at the SGM or any adjournment thereof, should he so wish, but in such event, the instrument appointing a proxy shall be deemed to be revoked.
4. In the case of joint holders of shares of the Company, any one of such holders may vote at the SGM, either personally or by proxy, in respect of such shares as if he was solely entitled thereto, but if more than one of such joint holders are present at the SGM personally or by proxy, that one of the said persons so present whose name stands first on the register of members of the Company in respect of such shares shall alone be entitled to vote in respect thereof.
5. The register of members of the Company will be closed from Friday, 25 March 2022 to Wednesday, 30 March 2022 (both days inclusive), during which period no transfer of shares will be effected in order to determine the entitlement of the shareholders of the Company to attend and vote at the SGM. All transfers of shares of the Company accompanied by the relevant share certificates must be lodged with the Hong Kong branch share registrar of the Company, Tricor Tengis Limited at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong, for registration no later than 4:30 p.m. on Thursday, 24 March 2022.
6. If Typhoon Signal No. 8 or above, or a "black" rainstorm warning signal or "extreme conditions after super typhoons" is/are in force at any time after 8:30 a.m. on the date of the SGM, the meeting will be postponed. The Company will publish an announcement on the website of the Company at <http://www.coastal.com.cn/> and on the website of the Stock Exchange at www.hkexnews.hk to notify Shareholders of the date, time and venue of the rescheduled meeting.

7. In view of the ongoing novel coronavirus COVID-19 outbreak, mass gatherings would potentially impose a significant risk in terms of the spread of the virus. For the safety of the Shareholders, staff and stakeholders, the **Company encourages Shareholders, instead of attending the SGM in person, to appoint the chairman of the SGM as their proxy to vote on the relevant resolutions at the SGM**, by completing and returning the accompanying form of proxy in accordance with the instructions printed thereon. Shareholders and other persons attending the SGM should note that, consistent with the government guidelines for the prevention and control of COVID-19, the Company will implement the following precautionary measures at the SGM to protect the Shareholders and participants attending the SGM from the risk of COVID-19 infection:

- (i) Compulsory body temperature checks will be conducted on every Shareholder, proxy and other attendee at the entrance of the SGM venue. Any person with a body temperature of over 37.4 degrees Celsius may be denied entry into the SGM venue or be required to leave the SGM venue.
- (ii) All Shareholders, proxies and other attendees may be asked whether (a) he/she has travelled outside of Hong Kong within the 14-day period immediately before the SGM; and (b) he/she is subject to any Hong Kong Government prescribed mandatory quarantine order. Anyone who responds positively to any of these questions may be denied entry into the SGM venue or be required to leave the SGM venue.
- (iii) The Company requires attendees to wear surgical face masks inside the SGM venue at all times, and to maintain a safe distance between seats.
- (iv) No refreshments will be served and no corporate gifts will be distributed.
- (v) Seating at the SGM venue will be arranged in a manner to allow for appropriate social distancing. As a result, there may be limited capacity for Shareholders to attend the SGM. The Company may limit the number of attendees at the SGM as may be necessary to avoid over-crowding.
- (vi) No guest will be allowed to enter the SGM venue if he/she is wearing quarantine wristband issued by the Government of Hong Kong.

To the extent permitted under law, the Company reserves the right to deny entry into the SGM venue or require any person to leave the SGM venue in order to ensure the safety of the attendees at the SGM. The Company will closely monitor and ascertain the regulations and measures introduced or to be introduced by the Hong Kong Government, and if necessary, will make further announcements in case of any update regarding the precautionary measures to be carried out at the SGM.

As at the date of this announcement, the Board comprises Mr. Jiang Ming, Mr. Xia Xianglong, Dr. Li Ting and Mr. Lin Chen Hsin as executive Directors, Mr. Qiu Guizhong and Mr. Zhou Xiya as non-executive Directors and Mr. Wong Kai Cheong, Mr. Yang Jiangan and Mr. Huang Xihua as independent non-executive Directors.