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朗詩綠色管理

LANDSEA GREEN MANAGEMENT

LANDSEA GREEN MANAGEMENT LIMITED

朗詩綠色管理有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 106)

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 31 December 2021, 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, loans or financial assistance to the Affiliated Companies as at 31 December 2021 <i>(Note 1)</i>	Interest rate per annum
		RMB	
1 南京旭晟輝企業管理諮詢有限公司	40%	347,000	—
2 南京頤成房地產開發有限公司	20%	219,190,000	—
3 成都城峰企業管理諮詢有限公司	33%	186,964,000	—
4 杭州朗寧投資有限公司	27%	33,000	—
5 合肥皖新朗詩文化投資有限公司	49%	398,810,000	—
6 杭州臨安朗茂置業有限公司	30%	189,928,000	—
7 成都朗樾企業管理有限公司	50%	52,317,000	—
8 上海隨渠企業管理諮詢有限公司	50%	80,600,000	—
9 嘉興市睿冀房地產開發有限責任公司	20.1%	40,529,000	—
10 平安不動產朗詩租賃住房1號私募投資基金	50%	14,000	—
11 平安不動產朗詩租賃住房2號私募投資基金	30%	3,000	—
12 嘉興朗建股權投資基金合夥企業(有限合夥)	33%	20,456,000	—
13 杭州朗平置業有限公司	50%	7,570,000	—

Names of the Affiliated Companies	The Group's attributable interest in the Affiliated Companies	Advances, loans or financial assistance to the Affiliated Companies as at 31 December 2021 <i>(Note 1)</i> RMB	Interest rate per annum
14 中福樂齡(天津)置業有限公司	35%	135,000	—
15 中福頤樂(天津)置業有限公司	35%	2,687,000	—
16 武漢朗泓置業有限公司	30%	249,970,000	10%
17 武漢朗泓置業有限公司	30%	20,000,000	—
18 上海融懋商業管理有限公司	50%	176,495,000	—
19 嘉興朗裕投資有限公司	30%	32,700,000	8%
20 上海著久企業管理諮詢有限公司	50%	1,123,000	—
21 成都海興冷業貿易股份有限公司	33%	5,294,000	12%
22 成都海興冷業貿易股份有限公司	33%	278,000	—
23 肥東皖新文化產業投資有限公司	10%	102,755,000	—
24 上海珉瑞企業管理諮詢有限公司	30%	10,000	—
25 重慶星德房地產開發有限公司	30%	13,831,000	—
26 廣州建昭企業管理諮詢有限公司	34%	31,000,000	10%
27 河北鑫銘房地產開發有限公司	25.5%	54,000,000	—
28 深圳朗詩德洲綠色投資有限公司	50%	64,000,000	—
29 成都尚高投資有限公司	50%	84,000,000	—
30 成都尚高投資有限公司	50%	19,788,000	9%
31 廣州朗秀企業管理諮詢有限公司	34%	133,053,000 ^(Note 2)	10%
32 成都凱迪置業有限公司	50%	4,000,000	—
33 上海朗居房地產開發有限公司	51%	155,000,000	—
34 上海朗詩現所企業管理有限公司	51%	8,102,000	—
35 成都朗韜房地產開發有限公司	75.6%	16,751,000	—
36 崑山朗詩華佑房地產開發有限公司	51%	85,424,000	—
37 成都朗昱企業管理諮詢有限公司	51%	20,000	—
38 成都華銘房地產開發有限公司	51%	23,319,000	—
39 中山市聯興房地產開發有限公司	72%	192,458,000	—
40 成都朗泓企業管理諮詢有限公司	60%	33,352,000	—
41 綿陽朗驍房地產開發有限公司	60%	106,117,000	—
42 無錫朗澄實業有限公司	50.1%	134,293,000	—
43 LS-NJ Port Imperial JV, LLC	51%	4,553,000	—
	Total	<u>2,951,269,000</u>	

Notes:

1. The advances/loans have no fixed terms of repayment. In addition, all advances/loans are unsecured.
2. This includes the banking facility in principal amount of RMB118,000,000 which is utilised by 廣州朗秀企業管理諮詢有限公司 and guaranteed by the Group.

There was also no committed capital injection by the Group to the Affiliated Companies set out in the above table.

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:

“Affiliated Companies”	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;
“Company”	Landsea Green Management Limited, a company incorporated in Bermuda with limited liability, the Shares of which are listed on the main board of the Stock Exchange (stock code: 106);
“Director(s)”	director(s) of the Company;
“Group”	the Company and its subsidiaries;
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited;
“RMB”	Renminbi, the lawful currency of the People’s Republic of China;
“Total Assets”	the consolidated total assets of the Group as shown in the Annual Report of the Company for the year ended 31 December 2021; and
“%”	per cent.

By order of the Board
Landsea Green Management Limited
Gao Yuan
Company Secretary

Hong Kong, 6 January 2023

As at the date of this announcement, the Board comprises two executive Directors, namely Mr. Tian Ming and Mr. Huang Zheng, two non-executive Directors, namely Ms. Gu Jing and Mr. Cheng Yuan, and three independent non-executive Directors, namely Mr. Xu Xiaonian, Mr. Chen Tai-yuan and Mr. Rui Meng.