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GUANGDONG LAND HOLDINGS LIMITED
粤海置地控股有限公司
(Incorporated in Bermuda with limited liability)
(Stock Code: 00124)

Announcement

Continuing Connected Transactions Renewal of the 2022 Financial Services Framework Agreement

Reference is made to the announcement of the Company dated 29 April 2022 in relation to the 2022 Financial Services Framework Agreement entered into between the Company and GDH Finance, pursuant to which GDH Finance would provide certain financial services to the Group in the mainland of the PRC during the term from 1 May 2022 to 31 August 2024.

As the Group intends to continue utilising the Financial Services provided by GDH Finance in the mainland of the PRC and that the 2022 Financial Services Framework Agreement will expire on 31 August 2024, the Company and GDH Finance entered into the 2024 Financial Services Framework Agreement on 30 August 2024 to renew the 2022 Financial Services Framework Agreement for a term from 1 September 2024 to 31 December 2026.

Guangdong Holdings is the ultimate controlling shareholder of the Company and hence a connected person of the Company under Rule 14A.07(1) of the Listing Rules. GDH Finance (being a wholly-owned subsidiary of Guangdong Holdings) is an associate of Guangdong Holdings, hence a connected person of the Company. Accordingly, the Deposit Services, the Settlement Services and the Other Financial Services contemplated under the 2024 Financial Services Framework Agreement constitute continuing connected transactions of the Company under Chapter 14A of the Listing Rules.

As the highest applicable percentage ratio in respect of the Fund Balance Caps exceeds 0.1% but all of the applicable percentage ratios are less than 5%, each of the Deposit Services and the Electronic Bills of Exchange Payment Services is subject to the reporting, annual review and announcement requirements under the Listing Rules, but is exempt from the independent shareholders' approval requirement under Rule 14A.76(2) of the Listing Rules.

As all the applicable percentage ratios in respect of the Service Fees Caps are less than 0.1%, each of the Settlement Services and the Other Financial Services is fully exempt from the reporting, annual review, announcement and independent shareholders' approval requirements under Rule 14A.76(1) of the Listing Rules.

THE 2024 FINANCIAL SERVICES FRAMEWORK AGREEMENT

Reference is made to the announcement of the Company dated 29 April 2022 in relation to the 2022 Financial Services Framework Agreement entered into between the Company and GDH Finance, pursuant to which GDH Finance would provide certain financial services to the Group in the mainland of the PRC during the term from 1 May 2022 to 31 August 2024.

As the Group intends to continue utilising the Financial Services provided by GDH Finance in the mainland of the PRC and that the 2022 Financial Services Framework Agreement will expire on 31 August 2024, the Company and GDH Finance entered into the 2024 Financial Services Framework Agreement on 30 August 2024 to renew the 2022 Financial Services Framework Agreement for a term from 1 September 2024 to 31 December 2026.

During the term of the 2022 Financial Services Framework Agreement, the Group and GDH Finance entered into certain Existing Specific Agreement(s) under the 2022 Financial Services Framework Agreement. Upon renewal of the 2022 Financial Services Framework Agreement, such Existing Specific Agreement(s) subsist the expiry of the 2022 Financial Services Framework Agreement and will continue to be conducted under the 2024 Financial Services Framework Agreement.

The Group will continue to utilise the Financial Services to be provided by GDH Finance on a non-exclusive basis and is not under any obligation to engage GDH Finance for any particular service. The Group has the right to choose any financial institution at its discretion for the provision of financial services.

A summary of the salient terms of the 2024 Financial Services Framework Agreement is set out below:

Date: 30 August 2024

Parties: (a) The Company
(b) GDH Finance

Term: 1 September 2024 to 31 December 2026

Scope of services

GDH Finance shall provide the following financial services (the “**Financial Services**”) in the mainland of the PRC to the member(s) of the Group:

- (1) fixed assets loan services (the “**Loan Services**”), where no security over the assets of the Group or guarantee will be granted to GDH Finance;
- (2) cash deposit services (the “**Deposit Services**”), including time deposits, demand deposits, call deposits, agreement deposits, etc.;
- (3) provision of guarantees for non-financing purposes (the “**Guarantee Services**”) by GDH Finance, at the request of the member(s) of the Group, to the relevant creditors or counterparties, including guarantees for bidding activities, contractual performance and prepayment amount, etc., where no counter-guarantee or security over the assets by the member(s) of the Group will be granted to GDH Finance;

- (4) settlement services (the “**Settlement Services**”), including settlement of transactions between members of the Group, and transfer of funds to designated account(s) at the instruction of the Group for making payment to external parties and provision of internet banking services for making fund transfers as well as checking account balances and transaction details;
- (5) the other financial services (collectively, referred to as the “**Other Financial Services**”) including but not limited to:
 - (i) assisting in the payment of the electronic commercial bills of exchange issued by the Group (the “**Electronic Bills of Exchange Payment Services**”), where no security over the assets of the Group or guarantee will be granted to GDH Finance. Subject to the terms of the relevant Specific Agreement, the relevant member of the Group may be required to transfer the funds equivalent to the amount payable under the relevant electronic commercial bills of exchange to GDH Finance three days (or shorter period) prior to the due date of the relevant electronic commercial bills of exchange, and therefore, a cash balance representing such funds will be held by GDH Finance over the aforesaid period. Such funds will be taken into account in calculating the Aggregate Daily Balance; and
 - (ii) provision of financial advisory services to the member(s) of the Group (the “**Advisory Services**”).

Pricing policies

Subject to compliance with the relevant laws, regulations and regulatory requirements, GDH Finance has agreed to adhere to the following pricing principles in providing the Financial Services under the 2024 Financial Services Framework Agreement to the Group:

- (1) **Loan Services:** the interest rates for the loan facilities to be provided by GDH Finance to the Group shall not be higher than the interest rates for the loan facilities of the same tenure and type as offered by major commercial banks in the mainland of the PRC to the relevant member(s) of the Group;
- (2) **Deposit Services:** the interest rates for the deposits payable by GDH Finance to the Group shall be determined with reference to the benchmark interest rates for deposits of the same tenure and type as promulgated by the People’s Bank of China and shall not be lower than the interest rates for the deposits of the same tenure and type as offered by major commercial banks in the PRC to the relevant member(s) of the Group;
- (3) **Guarantee Services:** the services fees to be charged by GDH Finance shall be in compliance with the relevant standard service fee scales as prescribed by the People’s Bank of China or 國家金融監督管理總局 (National Financial Regulatory Administration) (whichever is lower). In addition, it shall not be higher than the service fees for similar type of services which are obtainable by the relevant member(s) of the Group from other financial institutions (including major commercial banks) in the PRC and shall be determined with reference to the market rates and the standard service fees charged by GDH Finance;
- (4) **Settlement Services:** no service fee will be charged by GDH Finance;

(5) Other Financial Services:

- (i) the service fees to be charged by GDH Finance in respect of the Other Financial Services (save for the Electronic Bills of Exchange Payment Services) shall be in compliance with the relevant standard service fee scales as prescribed by the People's Bank of China or 國家金融監督管理總局 (National Financial Regulatory Administration) (whichever is lower). The relevant service fees shall not be higher than the service fees for similar type of services which are obtainable by the relevant member(s) of the Group from other financial institutions (including major commercial banks) in the PRC, and shall be determined with reference to the standard service fees and rates charged by GDH Finance; and
- (ii) for the Electronic Bills of Exchange Payment Services, no service fee will be charged by GDH Finance.

Other terms

Pursuant to the 2024 Financial Services Framework Agreement, the member(s) of the Group and GDH Finance will enter into Specific Agreements (as applicable) for the provision of the Financial Services, which set out the detailed terms for the relevant transactions contemplated under the 2024 Financial Services Framework Agreement and are, in the ordinary and usual course of business, after arm's length negotiation, on normal commercial terms or better and on terms which are no less favourable than those offered by independent third parties to the Group. The Specific Agreements shall conform with the principles and provisions set out in the 2024 Financial Services Framework Agreement and shall be in compliance with the Listing Rules. If there is any conflict between any provision of the Specific Agreement and the relevant provision(s) of the 2024 Financial Services Framework Agreement, such provision(s) of the Specific Agreement shall be invalidated and the relevant provision(s) of the 2024 Financial Services Framework Agreement shall prevail.

Generally, the term of each of the Specific Agreements under the 2024 Financial Services Framework Agreement shall not exceed the term of the 2024 Financial Services Framework Agreement. If the term of a Specific Agreement ends on a date that is after the expiry of the 2024 Financial Services Framework Agreement, and:

- (a) if the 2024 Financial Services Framework Agreement is not renewed, the Specific Agreement will terminate on the same date as the expiry date of the 2024 Financial Services Framework Agreement;
- (b) if the 2024 Financial Services Framework Agreement is renewed up to the last day of the term of the Specific Agreement (or later than such last day), the Specific Agreement will expire on the last day of its original term;
- (c) if the 2024 Financial Services Framework Agreement is renewed but the expiry date (inclusive of that day) of the renewed 2024 Financial Services Framework Agreement precedes the last day (inclusive of that day) of the term of the Specific Agreement, then the Specific Agreement will terminate on the same date as the expiry date of the renewed 2024 Financial Services Framework Agreement, unless the renewed 2024 Financial Services Framework Agreement is renewed again on its expiry date (inclusive of that day) up to the last day of the term of the Specific Agreement (or later than such last day), in which case, the Specific Agreement will expire on the last day of its original term.

CAPS AND BASIS OF DETERMINATION

(i) Fund Balance Caps

Existing caps and historical transaction amounts

The following table sets out the Existing Fund Balance Caps under the 2022 Financial Services Framework Agreement for each of the period from 1 May 2022 to 31 December 2022, the year ended 31 December 2023 and the period from 1 January 2024 to 31 August 2024:

	For the period from 1 May 2022 to 31 December 2022	For the year ended 31 December 2023	For the period from 1 January 2024 to 31 August 2024
	<i>RMB</i>	<i>RMB</i>	<i>RMB</i>
Existing Fund Balance Caps	60,000,000	60,000,000	60,000,000

The following table sets out the Historical Maximum Daily Balances under the 2022 Financial Services Framework Agreement for each of the period from 1 May 2022 to 31 December 2022, the year ended 31 December 2023 and the period from 1 January 2024 to 31 July 2024:

	For the period from 1 May 2022 to 31 December 2022	For the year ended 31 December 2023	For the period from 1 January 2024 to 31 July 2024
	<i>RMB</i>	<i>RMB</i>	<i>RMB</i>
Historical Maximum Daily Balances	6,957,000	11,132,000	16,180,000

None of the Existing Fund Balance Caps had been exceeded during the period from 1 May 2022 to 31 December 2022, the year ended 31 December 2023 and the period from 1 January 2024 up to the date of this announcement.

Fund Balance Caps and basis of determination

Pursuant to the 2024 Financial Services Framework Agreement, the maximum of the aggregate of the daily balances (such aggregate amount shall be referred to as the “**Aggregate Daily Balance**”) of (i) cash deposits (including the interest accrued thereon); and (ii) the relevant fund balance(s) in respect of the Electronic Bills of Exchange Payment Services, placed by the Group with GDH Finance for the period from 1 September 2024 to 31 December 2024, for the year ending 31 December 2025 and for the year ending 31 December 2026 shall each be RMB20,000,000.

The maximum of the Aggregate Daily Balances are set as the transaction caps (the “**Fund Balance Cap(s)**”) in respect of the Deposit Services and the Electronic Bills of Exchange Payment Services. For the avoidance of doubt, the relevant daily balances under the Existing Specific Agreement(s) will count towards the Fund Balance Caps.

In determining the Fund Balance Caps, the Directors have taken into account the following factors:

- (1) the Historical Maximum Daily Balances;
- (2) the estimated operating cash flow and financial needs of the Group in respect of its business operations during the term of the 2024 Financial Services Framework Agreement;

- (3) the expected amount of interest income from GDH Finance;
- (4) the maximum daily balances under the Existing Specific Agreement(s); and
- (5) the potential amount of fund balances in respect of the Electronic Bills of Exchange Payment Services, which forms part of the Aggregate Daily Balance, as estimated based on the operation and financial needs of the Group during the term of the 2024 Financial Services Framework Agreement.

(ii) Service Fees Caps

Existing caps and historical transaction amounts

The following table sets out the Existing Services Fees Caps under the 2022 Financial Services Framework Agreement for each of the period from 1 May 2022 to 31 December 2022, the year ended 31 December 2023 and the period from 1 January 2024 to 31 August 2024:

	For the period from 1 May 2022 to 31 December 2022	For the year ended 31 December 2023	For the period from 1 January 2024 to 31 August 2024
	<i>RMB</i>	<i>RMB</i>	<i>RMB</i>
Existing Services Fees Caps	5,000,000	7,500,000	7,500,000

The following table sets out the Historical Services Fees under the 2022 Financial Services Framework Agreement for each of the period from 1 May 2022 to 31 December 2022, the year ended 31 December 2023 and the period from 1 January 2024 to 31 July 2024:

	For the period from 1 May 2022 to 31 December 2022	For the year ended 31 December 2023	For the period from 1 January 2024 to 31 July 2024
	<i>RMB</i>	<i>RMB</i>	<i>RMB</i>
Historical Services Fees	0	0	0

None of the Existing Services Fees Caps had been exceeded during the period from 1 May 2022 to 31 December 2022, the year ended 31 December 2023 and the period from 1 January 2024 up to the date of this announcement.

Service Fees Caps and basis of determination

Pursuant to the 2024 Financial Services Framework Agreement, the Service Fees (the “**Service Fees Cap(s)**”) in respect of the Settlement Services and the Other Financial Services (on an aggregated basis) payable by the Group to GDH Finance for the period from 1 September 2024 to 31 December 2024, for the year ending 31 December 2025 and for the year ending 31 December 2026 shall each be RMB0.

In determining the Service Fees Caps, the Directors have taken into account (i) the Historical Service Fees; (ii) no service fee will be charged by GDH Finance for the Settlement Services and the Electronic Bills of Exchange Payment Services; (iii) the Group will not utilise the Advisory Services to be provided by GDH Finance during the term of the 2024 Financial Services Framework Agreement, it is expected that no service fees will be payable by the Group to GDH Finance during the term of the 2024 Financial Services Framework Agreement.

INTERNAL CONTROL MEASURES

The Group has adopted the following internal control measures in relation to its utilisation of the Financial Services provided by GDH Finance:

- (1) the finance and treasury department of the Company will closely monitor the Aggregate Daily Balance to ensure that the relevant Fund Balance Cap will not be exceeded;
- (2) the Group will set up an alert system in relation to the Aggregate Daily Balance. When the Aggregate Daily Balance reaches 90% of the relevant Fund Balance Cap, the finance and treasury department of the Company will be informed and the finance and treasury department of the Company will alert relevant members of the Group not to further deposit funds with GDH Finance;
- (3) the finance and treasury department of the Company will closely monitor the credit risks of GDH Finance and keep track of any event that affects the safety of the Group's funds held by GDH Finance;
- (4) the subsidiaries of the Company are required to obtain internal approval from the Company before entering into any Specific Agreements in relation to the Loan Services. Before the Group enters into any such Specific Agreements, it will make enquiry with at least three major commercial banks in the PRC about their offers (including interest rates) in respect of a loan or a credit facility of the same tenure and type;
- (5) prior to placing time deposits with GDH Finance, the Group will make enquiry to at least three major commercial banks in the PRC about their interest rates of deposits of the same tenure and type and check the benchmark deposit interest rates as promulgated by the People's Bank of China;
- (6) the Group will compare, from time to time, and whenever there is a change in the benchmark deposit interest rates promulgated by the People's Bank of China, at least three comparable interest rates on such deposits from major commercial banks in the PRC with which the Group maintains bank accounts and the benchmark deposit interest rates promulgated by the People's Bank of China to ensure that the interest rates offered by GDH Finance to the Group is no less favourable than those offered by independent third parties to the Group;
- (7) before entering into any Specific Agreements in relation to the Guarantee Services and the Other Financial Services, the Group will make enquiry with at least three major commercial banks in the PRC on their fees on same type of services offered to the relevant members of the Group;
- (8) regular checks will be conducted to review and assess whether the relevant connected transactions and continuing connected transactions are conducted in accordance with the terms of the relevant Specific Agreements and the 2024 Financial Services Framework Agreement and that the interest paid by GDH Finance to the Group for a specific transaction is fair and reasonable;
- (9) the finance and treasury department of the Company will prepare quarterly reports and annual reports in relation to the relevant connected transactions and continuing connected transactions contemplated under the 2024 Financial Services Framework Agreement. Such reports will be submitted to the Board regularly and be provided to the independent auditor of the Company for their review; and

- (10) to ensure proper and complete separation of duties, no common staff, senior management or director of the Group and GDH Finance will be involved in the internal control procedures. The Company will conduct an annual review of the above internal control measures and report the review results to the Board.

The independent non-executive Directors and the independent auditor of the Company will also conduct an annual review on the terms of the relevant transactions and the Fund Balance Caps thereof. Accordingly, the Directors consider that the internal control mechanism is effective to ensure that the transactions contemplated under the 2024 Financial Services Framework Agreement have been and will be conducted on normal commercial terms and not prejudicial to the interests of the Company and its shareholders as a whole.

REASONS FOR AND BENEFITS OF ENTERING INTO THE 2024 FINANCIAL SERVICES FRAMEWORK AGREEMENT

As the 2022 Financial Services Framework Agreement will expire on 31 August 2024, entering into the 2024 Financial Services Framework Agreement will allow the Group to continue to utilise the Financial Services provided by GDH Finance and will provide the Group with the following benefits:

- (1) Strengthen the source of funding of the Group

By entering into the 2024 Financial Services Framework Agreement with GDH Finance, the Group is able to secure Loan Services, through an additional channel, at interest rates not higher than those offered by major commercial banks in the mainland of the PRC of the same tenure and type, which is expected to enhance the Group's bargaining power for external financings.

- (2) Cater for the Group's business development and needs

The Group requires efficient and reliable settlement services to ensure normal functioning of its daily operations, and certain other financial services which cater to the Group's business development and needs. As GDH Finance is familiar with the business operations of the Group, it can offer customised Other Financial Services in a more efficient manner and the Service Fees to be charged by GDH Finance will not be higher than the service fees for similar services which are obtainable by the relevant member(s) of the Group from major commercial banks in the PRC.

- (3) Save finance cost

The entering into of the 2024 Financial Services Framework Agreement will enable the Group to take full advantage of various financial services, including the Settlement Services, the Guarantee Services and the Electronic Bills of Exchange Payment Services, provided by GDH Finance. As no service fees will be charged by GDH Finance in respect of the Settlement Services and the Electronic Bills of Exchange Payment Services, the banking service charges and financial service fees payable by the Group are expected to be reduced.

In light of the above, the Directors (including the independent non-executive Directors) consider that the terms of the 2024 Financial Services Framework Agreement and the transactions contemplated thereunder and the Fund Balance Caps and the Service Fees Caps are fair and reasonable, entered into on normal commercial terms or better, in the ordinary and usual course of business of the Group, and are in the interests of the Company and its shareholders as a whole.

INFORMATION ON PARTIES TO THE 2024 FINANCIAL SERVICES FRAMEWORK AGREEMENT

Information on the Company and the Group

The Company is a company incorporated in Bermuda with limited liability and is principally engaged in investment holding. The Group is principally engaged in property development and investment businesses. The ultimate controlling shareholder of the Company is Guangdong Holdings.

Information on GDH Finance

GDH Finance is a wholly-owned subsidiary of Guangdong Holdings. It is a non-banking financial institution approved and regulated by 國家金融監督管理總局 (National Financial Regulatory Administration) and is principally engaged in providing financial services, including but not limited to loan services, settlement services, deposit services, electronic bills of exchange payment services and guarantee services to Guangdong Holdings and its subsidiaries. Guangdong Holdings is the ultimate controlling shareholder of GDH Finance.

Information on Guangdong Holdings

Guangdong Holdings is the ultimate controlling shareholder of the Company and GDH Finance, and is principally engaged in investment holding. The Guangdong Holdings and its subsidiaries' business activities include public utilities and infrastructure, manufacturing, real estate, hotel, property management, retail and wholesale, finance, etc. Guangdong Holdings is held as to 90% by the Guangdong Government and as to 10% by the Department of Finance of the Guangdong Government, respectively while the State-owned Assets Supervision and Administration Commission of the Guangdong Government has been performing ownership and control functions in respect of Guangdong Holdings with the authorisation of the Guangdong Government.

LISTING RULES IMPLICATIONS

Guangdong Holdings is the ultimate controlling shareholder of the Company and hence a connected person of the Company under Rule 14A.07(1) of the Listing Rules. GDH Finance (being a wholly-owned subsidiary of Guangdong Holdings) is an associate of Guangdong Holdings, hence a connected person of the Company. Accordingly, the Deposit Services, the Settlement Services and the Other Financial Services contemplated under the 2024 Financial Services Framework Agreement constitute continuing connected transactions of the Company under Chapter 14A of the Listing Rules.

Pursuant to Rule 14A.90 of the Listing Rules, both of the Loan Services and the Guarantee Services provided by GDH Finance to the Group are exempt from the reporting, announcement and independent shareholders' approval requirements under Chapter 14A of the Listing Rules, as the Loan Services and the Guarantee Services constitute financial assistance provided by a connected person for the benefit of the Group on normal commercial terms or better where no security over the assets of the Group will be granted in respect of the financial assistance.

As the highest applicable percentage ratio in respect of the Fund Balance Caps exceeds 0.1% but all of the applicable percentage ratios are less than 5%, each of the Deposit Services and the Electronic Bills of Exchange Payment Services is subject to the reporting, annual review and announcement requirements under the Listing Rules, but is exempt from the independent shareholders' approval requirement under Rule 14A.76(2) of the Listing Rules.

As all the applicable percentage ratios in respect of the Service Fees Caps are less than 0.1%, each of the Settlement Services and the Other Financial Services is fully exempt from the reporting, annual review, announcement and independent shareholders' approval requirements under Rule 14A.76(1) of the Listing Rules.

Mr. WANG Jian and Mr. LI Wenchang, being Directors, are also directors of certain subsidiaries of Guangdong Holdings. Mr. WANG Jian and Mr. LI Wenchang who were present at the relevant Board meeting, were not counted in the quorum and had also abstained from voting on the relevant Board resolutions approving the 2024 Financial Services Framework Agreement and the transactions contemplated thereunder (including the Fund Balance Caps and the Service Fees Caps). Save as disclosed above, to the best of the Directors' knowledge, information and belief having made all reasonable enquiries, no other Directors had any material interest in the 2024 Financial Services Framework Agreement and the transactions contemplated thereunder and is required to abstain from voting on the relevant Board resolutions.

DEFINITIONS

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

“2022 Financial Services Framework Agreement”	the financial services framework agreement dated 29 April 2022 entered into between the Company and GDH Finance for a term from 1 May 2022 to 31 August 2024
“2024 Financial Services Framework Agreement”	the financial services framework agreement dated 30 August 2024 entered into between the Company and GDH Finance for a term from 1 September 2024 to 31 December 2026, details of which are set out under the section headed “2024 Financial Services Framework Agreement” in this announcement
“Advisory Services”	has the meaning ascribed to it under the section headed “2024 Financial Services Framework Agreement – Scope of services” in this announcement
“Aggregate Daily Balance”	has the meaning ascribed to it under the section headed “Caps and basis of determination – (i) Fund Balance Caps – Fund Balance Caps and basis of determination” in this announcement
“associate”	has the meaning ascribed to it under the Listing Rules
“Board”	the board of Directors
“Company”	Guangdong Land Holdings Limited (粵海置地控股有限公司), a company incorporated in Bermuda with limited liability, the shares of which are listed on the Main Board of the Stock Exchange
“connected person”	has the meaning ascribed to it under the Listing Rules
“controlling shareholder”	has the meaning ascribed to it under the Listing Rules

“Deposit Services”	has the meaning ascribed to it under the section headed “2024 Financial Services Framework Agreement – Scope of services” in this announcement
“Director(s)”	the director(s) of the Company
“Electronic Bills of Exchange Payment Services”	has the meaning ascribed to it under the section headed “2024 Financial Services Framework Agreement – Scope of services” in this announcement
“Existing Fund Balance Caps”	the existing transaction caps of the maximum of the aggregate daily balances of (i) cash deposits (including the interest accrued thereon) and (ii) the relevant fund balance(s) in respect of the electronic commercial bills of exchange payment services, placed by the Group with GDH Finance, under the 2022 Financial Services Framework Agreement
“Existing Service Fees Caps”	the existing service fees caps in respect of the settlement services and other financial services, including the assisting in the payment of the electronic commercial bills of exchange issued by the Group and provision of financial advisory services (on an aggregated basis) payable by the Group to GDH Finance under the 2022 Financial Services Framework Agreement
“Existing Specific Agreement(s)”	the specific individual agreement(s) entered into between the relevant member(s) of the Group and GDH Finance in relation to the provision of relevant financial services by GDH Finance to the Group under the 2022 Financial Services Framework Agreement which are still in force as at the date of this announcement
“Financial Services”	has the meaning ascribed to it under the section headed “2024 Financial Services Framework Agreement – Scope of services” in this announcement
“Fund Balance Cap(s)”	has the meaning ascribed to it under the section headed “Caps and basis of determination - (i) Fund Balance Caps – Fund Balance Caps and basis of determination” of this announcement
“GDH Finance”	粵海集團財務有限公司 (GDH Finance Co., Ltd.), a company established in the PRC with limited liability with licence to provide certain financial services to, amongst others, members of the Group, and a wholly-owned subsidiary of Guangdong Holdings
“Group”	the Company and its subsidiaries
“Guangdong Government”	the People’s Government of Guangdong Province
“Guangdong Holdings”	廣東粵海控股集團有限公司 (Guangdong Holdings Limited), a company established in the PRC with limited liability and the ultimate controlling shareholder of the Company

“Guarantee Services”	has the meaning ascribed to it under the section headed “2024 Financial Services Framework Agreement – Scope of services” in this announcement
“Historical Maximum Daily Balances”	the historical maximum of the aggregate daily balances of (i) cash deposits (including the interest accrued thereon) and (ii) the relevant fund balance(s) in respect of the electronic bills of exchange payment services, placed by the Group with GDH Finance or which is outstanding under the 2022 Financial Services Framework Agreement
“Historical Service Fees”	the historical amounts of the service fees paid by the Group to GDH Finance in respect of the settlement services and other financial services, including the assisting in the payment of the electronic commercial bills of exchange issued by the Group and provision of financial advisory services (on an aggregated basis) under the 2022 Financial Services Framework Agreement
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange, as amended from time to time
“Loan Services”	has the meaning ascribed to it under the section headed “2024 Financial Services Framework Agreement – Scope of services” in this announcement
“Other Financial Services”	has the meaning ascribed to it under the section headed “2024 Financial Services Framework Agreement – Scope of services” in this announcement
“percentage ratio”	has the meaning ascribed to it under the Listing Rules
“PRC”	the People’s Republic of China
“RMB”	Renminbi, the lawful currency of the PRC
“Service Fees”	the service fees in respect of the Settlement Services and the Other Financial Services (on an aggregated basis) payable by the Group to GDH Finance
“Service Fees Cap(s)”	has the meaning ascribed to it under the section headed “Caps and basis of determination - (ii) Service Fees Caps – Service Fees Caps and basis of determination” in this announcement
“Settlement Services”	has the meaning ascribed to it under the section headed “2024 Financial Services Framework Agreement – Scope of services” in this announcement

“Specific Agreement(s)”	the specific individual agreement(s) that may be entered into between the relevant member(s) of the Group and GDH Finance in relation to the provision of relevant Financial Services by GDH Finance to the Group, in accordance with the principles and terms of the 2024 Financial Services Framework Agreement
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“subsidiary(ies)”	has the meaning ascribed to it under the Listing Rules
“%”	per cent.

In this announcement, the English names of the PRC entities are translations of their Chinese names, and are included herein for identification purposes only. In the event of any inconsistency, the Chinese names shall prevail.

By Order of the Board
Guangdong Land Holdings Limited
JIAO Li
Executive Director

Hong Kong, 30 August 2024

As at the date of this announcement, the Board comprises six Executive Directors, namely Mr. LAN Runing, Mr. KUANG Hu, Mr. WANG Jian, Mr. WU Mingchang, Mr. LI Wenchang and Mr. JIAO Li; and three Independent Non-Executive Directors, namely Mr. Felix FONG Wo, Mr. Vincent Marshall LEE Kwan Ho and Mr. LEUNG Luen Cheong.