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## **CHINA CHENGTONG DEVELOPMENT GROUP LIMITED**

### **中國誠通發展集團有限公司**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 217)**

## **NOTICE OF GENERAL MEETING**

**NOTICE IS HEREBY GIVEN** that the general meeting (“**Meeting**”) of China Chengtong Development Group Limited (“**Company**”, together with its subsidiaries, the “**Group**”) will be held at 22/F., Li Po Chun Chambers, 189 Des Voeux Road Central, Hong Kong on Thursday, 27 November 2025 at 10:15 a.m. (or immediately after conclusion of the general meeting of the Company convened to be held at 10:00 a.m. on the same day) to consider and, if thought fit, pass, with or without modifications, the following resolutions as ordinary resolutions:

### **ORDINARY RESOLUTIONS**

**1. “THAT**

- (a) the PowerChina Real Estate & Wuhan Longyue Agreements (as defined in the circular of the Company dated 12 November 2025) all dated 27 October 2025 (copies of which are tabled at the Meeting and marked “A” and initialled by the chairman of the Meeting for identification purpose) and entered into between Chengtong Financial Leasing Company Limited (“**Chengtong Financial Leasing**”), an indirect wholly-owned subsidiary of the Company, as lessor and PowerChina Real Estate Group Ltd. and Wuhan City Longyue Real Estate Co., Ltd., acting as co-lessees, in respect of a sale and leaseback arrangement for a term of two (2) years be and are hereby approved, confirmed and ratified;
- (b) the transactions contemplated under the PowerChina Real Estate & Wuhan Longyue Agreements be and are hereby approved;

- (c) the PowerChina Real Estate & Zhengzhou Yuechen Agreements (as defined in the circular of the Company dated 12 November 2025) all dated 27 October 2025 (copies of which are tabled at the Meeting and marked “B” and initialled by the chairman of the Meeting for identification purpose) and entered into between Chengtong Financial Leasing as lessor and PowerChina Real Estate Group Ltd. and Zhengzhou Yuechen Real Estate Co., Ltd., acting as co-lessees, in respect of a sale and leaseback arrangement for a term of two (2) years be and are hereby approved, confirmed and ratified;
- (d) the transactions contemplated under the PowerChina Real Estate & Zhengzhou Yuechen Agreements be and are hereby approved; and
- (e) any one of the directors of the Company be and is hereby authorised to do all such acts and things and to sign and execute all such documents, instruments, agreements or deeds on behalf of the Company as he/she considers necessary, appropriate, desirable and expedient for the purposes of giving effect to or in connection with the PowerChina Real Estate & Wuhan Longyue Agreements and PowerChina Real Estate & Zhengzhou Yuechen Agreements and all transactions contemplated thereunder, and to agree to such variation, amendments or waiver or matters relating thereto as are, in the opinion of such director, in the interests of the Company and its shareholders as a whole.”

2. **“THAT**

- (a) the China Railway Agreements (as defined in the circular of the Company dated 12 November 2025) all dated 27 October 2025 (copies of which are tabled at the Meeting and marked “C” and initialled by the chairman of the Meeting for identification purpose) and entered into between Chengtong Financial Leasing as lessor and China Railway Real Estate Group Beijing Investment Management Co., Ltd. and China Railway Real Estate Group Huazhong Co., Ltd., acting as co-lessees, in respect of a sale and leaseback arrangement for a term of two (2) years be and are hereby approved, confirmed and ratified;
- (b) the transactions contemplated under the China Railway Agreements be and are hereby approved;
- (c) any one of the directors of the Company be and is hereby authorised to do all such acts and things and to sign and execute all such documents, instruments, agreements or deeds on behalf of the Company as he/she considers necessary, appropriate, desirable and expedient for the purposes of giving effect to or in connection with the China Railway Agreements and all transactions contemplated thereunder, and to agree to such variation, amendments or waiver or matters relating thereto as are, in the opinion of such director, in the interests of the Company and its shareholders as a whole.”

3. “**THAT**

- (a) the Yili Agreements (as defined in the circular of the Company dated 12 November 2025), all dated 3 November 2025 (copies of which are tabled at the Meeting and marked “D” and initialled by the chairman of the Meeting for identification purpose) and entered into between Chengtong Financial Leasing as lessor and Xinjiang Yili Iron and Steel Co., Ltd. as lessee, in respect of a sale and leaseback arrangement for a term of two (2) years be and are hereby approved, confirmed and ratified;
- (b) the transactions contemplated under the Yili Agreements be and are hereby approved;
- (c) any one of the directors of the Company be and is hereby authorised to do all such acts and things and to sign and execute all such documents, instruments, agreements or deeds on behalf of the Company as he/she considers necessary, appropriate, desirable and expedient for the purposes of giving effect to or in connection with the Yili Agreements and all transactions contemplated thereunder, and to agree to such variation, amendments or waiver or matters relating thereto as are, in the opinion of such director, in the interests of the Company and its shareholders as a whole.”

By order of the Board  
**China Chengtong Development Group Limited**  
**Sun Jie**  
*Chairlady*

12 November 2025

*Registered address in Hong Kong:*

22nd Floor

Li Po Chun Chambers

189 Des Voeux Road Central

Hong Kong

*Notes:*

- (1) A shareholder of the Company entitled to attend and vote at the Meeting is entitled to appoint a proxy or proxies to attend and vote in his/her/its stead. A proxy need not be a shareholder of the Company. In case of a joint holding, the form of proxy may be signed by any joint holder; but if more than one joint holder is present at the Meeting, whether in person or by proxy, that one of the joint holders whose name stands first in the register of members of the Company in respect of the relevant joint holding shall alone be entitled to vote in respect thereof.

- (2) To be valid, the form of proxy together with any power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power of attorney or authority must be deposited with the Company's share registrar and transfer office, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong by 10:15 a.m. on Tuesday, 25 November 2025 or not later than 48 hours before the time appointed for holding any adjournment or postponement of the Meeting. Completion and return of the form of proxy will not preclude shareholders of the Company from attending and voting in person at the Meeting or any adjournment or postponement thereof should they so wish and, in such event, the form of proxy previously submitted shall be deemed to be revoked.
- (3) The record date for determining the entitlement of the of the shareholders of the Company to attend and vote at the Meeting will be Thursday, 27 November 2025 and the register of members of the Company will be closed from Monday, 24 November 2025 to Thursday, 27 November 2025, both days inclusive, during which period no transfer of shares of the Company will be registered. In order to be entitled to attend and vote at the Meeting, all completed share transfer documents, accompanied by the relevant share certificates, must be lodged with the Company's share registrar and transfer office, Computershare Hong Kong Investor Services Limited, at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration no later than 4:30 p.m. on Friday, 21 November 2025.
- (4) The above resolutions will be voted by way of poll as required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.
- (5) If a tropical cyclone warning signal no. 8 or above is hoisted, or a black rainstorm warning signal or "extreme conditions" announced by the Hong Kong Government is/are in force in Hong Kong at or at any time after 7:00 a.m. on the date of the Meeting, the Meeting will be postponed. The Company will post an announcement on the websites of The Stock Exchange of Hong Kong Limited (<http://www.hkexnews.hk>) and the Company ([www.hk217.com](http://www.hk217.com)) to notify the shareholders of the Company of the date, time and place of the rescheduled meeting. The Meeting will be held as scheduled when an amber or a red rainstorm warning signal is in force. Shareholders of the Company should decide on their own whether they would attend the Meeting under bad weather condition bearing in mind their own situations.

*As at the date of this Notice, the non-executive Director is Ms. Sun Jie (Chairlady); the executive Directors are Mr. Chen Jianying, Mr. Zhang Chuanyi and Ms. Bai Chunrui; and the independent non-executive Directors are Mr. Lee Man Chun, Tony, Professor He Jia and Mr. Liu Lei.*