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**北京北辰實業股份有限公司**  
**BEIJING NORTH STAR COMPANY LIMITED**

*(A sino-foreign joint venture joint stock limited company incorporated in the People's Republic of China)*

(Stock Code: 588)

## **OVERSEAS REGULATORY ANNOUNCEMENT**

This announcement is made pursuant to the disclosure requirement of Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Set out below is an announcement to be published by Beijing North Star Company Limited (the “**Company**”) to be published (if applicable) in certain newspapers of the People's Republic of China (the “**PRC**”) and on the website of the Shanghai Stock Exchange ([www.sse.com.cn](http://www.sse.com.cn)) (stock code: 601588) on 22 June 2022. The following announcement is also available on the Company's website ([www.beijingsns.com.cn](http://www.beijingsns.com.cn)).

By order of the Board  
**BEIJING NORTH STAR COMPANY LIMITED**  
**GUO CHUAN**  
*Executive Director and Company Secretary*

Beijing, the PRC, 21 June 2022

*As at the date of this announcement, the Board comprises eight Directors, of which Mr. LI Wei-Dong, Ms. LI Yun, Mr. YANG Hua-Sen, Ms. ZHANG Wen-Lei and Mr. GUO Chuan are executive Directors and Dr. CHOW Wing-Kin, Anthony, Mr. GAN Pei-Zhong and Mr. CHEN De-Qiu are independent non-executive Directors.*

Stock Code: 601588	Stock Name: Beijing North Star	Announcement No.: Lin 2022-022
Bond Code: 151419	Bond Abbreviation: 19 North Star F1	
Bond Code: 162972	Bond Abbreviation: 20 North Star 01	
Bond Code: 188461	Bond Abbreviation: 21 North Star G1	
Bond Code: 185114	Bond Abbreviation: 21 North Star G2	
Bond Code: 185738	Bond Abbreviation: 22 North Star G1	

## **BEIJING NORTH STAR COMPANY LIMITED ANNOUNCEMENT ON PROVISION OF FINANCIAL ASSISTANCE FOR 2022**

The board of directors and all the directors of the Company warrant that there are no false representations and misleading statements contained in, or material omissions from, this report, and severally and jointly accept full responsibility for the truthfulness, accuracy and completeness of the content of this report.

### **I. SUMMARY OF THE PROVISION OF FINANCIAL ASSISTANCE**

A project company model is commonly adopted for real estate development. In the early stage of project development, the registered capital of project companies for real estate development is generally insufficient to cover the operating expenses such as land premium and construction fees, and requires the shareholders of the project company to provide shareholders' loans in proportion to their capital contribution. After the project company receives the pre-sale proceeds, in order to improve the efficiency of capital use, the shareholders of the project company usually temporarily allocate the idle surplus funds of the project company according to the proportion of capital contribution based on the project progress and the overall capital arrangement after having guaranteed sufficient funds required for the subsequent operation and construction of the project.

The above-mentioned provision of shareholders' loans to the project companies and temporary allocation of idle surplus funds of the project companies by the shareholders of the project companies constitute the provision of financial assistance as stipulated in the Rules Governing the Listing of Securities on the SSE, the Shanghai Stock Exchange Self-Regulatory Supervision Guidelines for Listed Companies No. 1 – Standardised Operation.

In order to continuously satisfy the capital needs for the operation and development of the project companies as well as effectively liquidize the idle surplus funds, and improve the efficiency of decision-making, Beijing North Star Company Limited (“the Company”) convened the 42nd meeting of the ninth session of the Board on 21 June 2022, at which the Resolution on Authorization to the Company regarding the Estimated New Cap for the Financial Assistance of the Company for 2022 and the Resolution on Supplementary Consideration and Approval on the Company’s of Provision of Financial Assistance were considered and passed with the voting results of 8 voted in favour, 0 voted against and 0 abstained, respectively. The above-mention two resolutions are subject to consideration and approval at the general meeting of the Company.

## **II. DETAILS OF ESTIMATED NEW FINANCIAL ASSISTANCE**

### **(I) Targets of financial assistance**

1. The provision of financial assistance to the other shareholders of the subsidiaries within the scope of consolidated statements shall also satisfy the following conditions:
  - (1) The subsidiary is engaged in a single principal business, which is real estate development business;
  - (2) The target of assistance is other shareholders of the Company’s subsidiaries, of which its latest audited gearing ratio may exceed 70%.
2. The provision of financial assistance to investees not within the scope of consolidated statements, and to subsidiaries of the Company formed through the joint investment by the Company with connected persons, shall also satisfy the following conditions:
  - (1) The target of assistance is engaged in a single principal business, which is real estate development business. The financial assistance is only used for the principal business, and latest audited gearing ratio of the target of assistance may exceed 70%.
  - (2) The Company shall provide financial assistance in proportion to its shareholding, i.e. other shareholders or other partners of the funded companies shall provide financial assistance on an equal basis based on their proportion to its shareholding, including assistance amount, term, interest rate, liability of default, guarantee measures, among others.

The Company will comply with the relevant provisions in a timely manner in respect of financial assistance matters that constitute a transaction or connected transaction under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

(II) Cap for the financial assistance

The total amount of the provision of financial assistance to investees not within the scope of consolidated statements, and to subsidiaries of the Company formed through the joint investment by the Company and connected persons, as well as other shareholders of the subsidiaries within the scope of consolidated statements (excluding connected persons of the Company, same as below), shall not exceed 50% of the latest audited net assets attributable to the owners of the Company (i.e. RMB7,728,682,700); The amount of financial assistance to a single funded target shall not exceed 10% of the latest audited net assets attributable to the owners of the Company (i.e. RMB1,545,736,500). Within the aforesaid limit, funds can be used on a rolling basis.

(III) Validity period and authorization of financial assistance

The estimated new cap for the financial assistance shall be effective from the date of approval at the extraordinary general meeting of the Company and expiring on the date of the resolution of the 2022 annual general meeting.

Upon consideration and approval of the resolution at the extraordinary general meeting of the Company, the Board will be authorised and the management will be authorised by the Board to handle specific matters according to the actual financial assistance needs, subject to the approval by the chairman of the Board.

### **III. SUPPLEMENTARY CONSIDERATION AND APPROVAL ON THE COMPANY'S PROVISION OF FINANCIAL ASSISTANCE**

(I) Details of the financial Assistance

According to the Rules Governing the Listing of Securities on the Shanghai Stock Exchange (Revised in January 2022) issued by Shanghai Stock Exchange, circumstances of financial assistance that require approval by the general meeting of the Company have been newly added. In order to maintain the normal operation of the Company's production and operation and meanwhile to meet the latest regulatory rules, supplementary consideration and approval is now made for the provision of financial assistance made by the Company during the period.

From January to June 2022, the accumulated amount of financial assistance of the Company was RMB544,478,400, details of which are as follows:

1. The provision of financial assistance to investees not within the scope of consolidated statements of the Company

No.	Target of assistance	Shareholding held by the Company	Amount of funds (RMB0' 000)
1	Guangzhou Guangyue Real Estate Co., Ltd.* (廣州廣悅置業有限公司)	49%	24,289.84

2. The provision of financial assistance to other shareholders of the subsidiaries within the scope of consolidated statements of the Company

No.	Targets of assistance	Name of project companies	Shareholding held by the target of assistance in the project company	Amount of funds (RMB0' 000)
1	Modern Green Development Co., Ltd.* (當代節能置業股份有限公司)	Beijing North Star MOMA Real Estate Co., Limited* (北京北辰當代置業有限公司)	50%	8
2	Xu Zhao (HK) Co. Limited* (香港(旭昭)有限公司)	Suzhou North Star Xuzhao Real Estate Co., Limited* (蘇州北辰旭昭置業有限公司)	50%	750
3	Beijing BBMG Property Development Group Co., Ltd.* (北京金隅地產開發集團有限公司)	Beijing Chenyu Real Estate Co. Limited* (北京宸宇房地產開發有限公司)	49%	29,400

(II) Basic information of the targets of assistance

1. Guangzhou Guangyue Real Estate Co., Ltd.\* (廣州廣悅置業有限公司)

Legal representative:	Wu Hao (吳昊)
Date of establishment:	30 April 2019
Registered capital:	RMB98,039,200
Registered address:	Rooms 2617/2618/2619/2620/2621, Block 6, No. 69 Zengcheng Avenue, Licheng Subdistrict, Zengcheng District, Guangzhou City
Business scope:	Real estate business
Shareholders:	Beijing North Star Real Estate Group Co. Limited* (北京北辰地產集團有限公司) holds 49% equity interest and Guangzhou Hongshun Real Estate Development Co., Ltd.* (廣州鴻順房地產開發有限公司) holds 51% equity interest.

As of 31 December 2021, the total assets, total liabilities, net assets and net profit of Guangzhou Guangyue Real Estate Co., Ltd. amounted to RMB1,441,600,000, RMB1,367,030,000, RMB74,570,000 and RMB-10,410,000, respectively. Guangzhou Guangyue Real Estate Co., Ltd. is not considered a dishonest person subject to enforcement (失信被執行人), and it has no connected relationship with the Company, the controlling shareholder and de facto controller of the Company, its controlled subsidiaries and the directors, supervisors and senior management of the Company. No circumstances exist where it will be unable to repay the financial assistance provided in a timely manner when due.

2. Modern Green Development Co., Ltd.\* (當代節能置業股份有限公司)

Legal representative:	Zhang Peng (張鵬)
Date of establishment:	21 September 2000
Registered capital:	RMB3,000,000,000
Registered address:	3&4/F, Modern Green Development Centre, Block 10, No. 1 Xiangheyuanjie, Dongcheng District, Beijing
Business scope:	Real estate development, sales of independently-developed commercial housing, etc.
Shareholders:	Held as to 98% and 2% by Modern Green Industrial Co., Ltd.* (當代綠色實業有限 公司) and Beijing Lvjian Construction & Project Management Co., Ltd.* (北京綠建工 程項目管理有限公司), respectively

As of 31 December 2021, the total assets, total liabilities, net assets and net profit of Modern Green Development Co., Ltd. amounted to RMB41,039,110,000, RMB35,121,670,000, RMB5,917,440,000 and RMB-33,130,000, respectively. Modern Green Development Co., Ltd. was listed as a dishonest person subject to enforcement (失信被執行人) on 13 April 2022, which has no impact on the operation of the company so far. Modern Green Development Co., Ltd. has no connected relationship with the Company, the controlling shareholder and de facto controller of the Company, its controlled subsidiaries and the directors, supervisors and senior management of the Company. No circumstances exist where it will be unable to repay the financial assistance provided in a timely manner when due.

3. Xu Zhao (HK) Co. Limited\* (香港 (旭昭) 有限公司)

Legal representative: Lin Feng (林峰)

Date of establishment: 4 February 2014

Registered capital: HK\$10,000

Registered address: Units 2002–2003, Level 20, One Pacific Place, Queensway, Hong Kong

Business scope: Real estate business

Shareholder: CIFI Holdings (Group) Co. Ltd. (旭輝控股 (集團) 有限公司)

As of 31 December 2021, the total assets, total liabilities, net assets and net profit of Xu Zhao (HK) Co. Limited amounted to RMB433,860,000, RMB433,870,000, RMB-8,200 and RMB-1,100, respectively. Xu Zhao (HK) Co. Limited is not considered a dishonest person subject to enforcement (失信被執行人), and it has no connected relationship with the Company, the controlling shareholder and de facto controller of the Company, its controlled subsidiaries and the directors, supervisors and senior management of the Company. No circumstances exist where it will be unable to repay the financial assistance provided in a timely manner when due.



4. Beijing BBMG Property Development Group Co., Ltd.\* (北京金隅地產開發集團有限公司)

Legal representative:	Zhang Xiaobing (張曉兵)
Date of establishment:	19 October 2000
Registered capital:	RMB7,715,000,000
Registered address:	22/F, Dacheng Tower, Xuanwumen West Street Jia No.127, Xicheng District, Beijing
Business scope:	Real estate development and sales of commercial housing, etc.
Shareholder:	Held as to 100% by BBMG Corporation* (北京金隅集團股份有限公司)

As of 31 December 2021, the total assets, total liabilities, net assets and net profit of Beijing BBMG Property Development Group Co., Ltd. amounted to RMB35,238,710,000, RMB17,234,200,000, RMB18,004,510,000 and RMB785,400,000, respectively. Beijing BBMG Property Development Group Co., Ltd. is not considered a dishonest person subject to enforcement (失信被執行人), and it has no connected relationship with the Company, the controlling shareholder and de facto controller of the Company, its controlled subsidiaries and the directors, supervisors and senior management of the Company. No circumstances exist where it will be unable to repay the financial assistance provided in a timely manner when due.

### (III) Main contents of the financial assistance agreement

The amount, term, interest rate and liability for breach of contract of the financial assistance are generally agreed in advance in the project cooperation agreement, and for some projects, specific loan agreements will be entered into separately from the project cooperation agreements.

Specific circumstances are as follows:

No.	Targets of assistance	Term	Interest rate
1	Guangzhou Guangyue Real Estate Co., Ltd.* (廣州廣悅置業有限公司)	2 years	6.5%
2	Modern Green Development Co., Ltd.* (當代節能置業股份有限公司)	To pool and repay the funds based on project progress	Non-interest bearing
3	Xu Zhao (HK) Co. Limited* (香港(旭昭)有限公司)	To pool and repay the funds based on project progress	Non-interest bearing
4	Beijing BBMG Property Development Group Co., Ltd.* (北京金隅地產開發集團有限公司)	To pool and repay the funds based on project progress	Non-interest bearing

### IV. RISK CONTROL MEASURES FOR FINANCIAL ASSISTANCE

The above financial assistance matters and the estimated cap are to facilitate the smooth progress of the Company's real estate projects, which are in line with the industry practice in the real estate market. Among them, the financial assistance provided by the Company's controlled subsidiaries to other shareholders will only be provided to such shareholders in proportion to shareholdings when there are still idle funds after fully reserving the funds required for the subsequent construction of the real estate projects and normal operation; the financial assistance provided by the Company to investees will be provided in succession according to the surplus funds of the Company on the basis of a full study of the capital risk. The Company will pay close attention to the changes in the production and operation and financial status of the funded targets and continue to perform risk management and control. The new cap for financial assistance will come into effect and be implemented upon consideration and approval at the extraordinary general meeting of the Company, and the Company will perform the corresponding consideration procedures and disclose the details in a timely manner after the financial assistance has been provided.

## **V. OPINION OF THE BOARD**

The above financial assistance is necessary for the normal production and operation of the Company and the shareholders of the funded targets provide financial assistance in proportion to their respective capital contribution, which is conducive to promoting the smooth progress of real estate projects and improving the efficiency of the use of surplus funds. The Company will pay close attention to the daily operation and management, solvency, credit status, performance ability of funded targets, and take necessary risk control and protection measures to ensure the safety of the Company's funds.

## **VI. OPINION OF INDEPENDENT DIRECTORS**

The independent directors of the Company have expressed independent opinions on the above financial assistance and are of the view that:

1. The provision of financial assistance by the Company to eligible investees is used for satisfying the capital needs of the funded targets for real estate development and construction, which is conducive to promoting the development and construction progress of real estate projects and improving the operational efficiency of the Company; the provision of financial assistance by the Company to other shareholders of its eligible subsidiaries is temporary allocation of idle funds by such shareholders in proportion to their respective capital contribution when the sales of a project are going well but the conditions for dividend distribution have not been met, which is conducive to improving the efficiency of the use of funds. Meanwhile, the Company will take necessary measures and timely understand the operating conditions and financial conditions of the funded targets, and the overall financial risks are under control.
2. The content and decision-making procedures of the above-mentioned provision of financial assistance are in compliance with the relevant requirements of laws and regulations and the Articles of Association, and there are no circumstances detrimental to the interests of the Company and the shareholders, especially that of the minority shareholders.

In view of the above, the independent directors of the Company agreed to the provision of financial assistance and agreed to submit the same to the extraordinary general meeting of the Company for consideration and approval.

## **VII. DOCUMENTS AVAILABLE FOR INSPECTION**

1. The resolutions of the 42nd meeting of the ninth session of the Board of the Company;
2. Opinion of the independent directors.

This announcement is hereby made.

The Board of  
BEIJING NORTH STAR COMPANY LIMITED  
22 June 2022

*\* For identification purpose only*

Stock Code: 601588

Stock Name: Beijing North Star

Announcement No.: Lin 2022-023

<b>Bond Code: 151419</b>	<b>Bond Abbreviation: 19 North Star F1</b>
<b>Bond Code: 162972</b>	<b>Bond Abbreviation: 20 North Star 01</b>
<b>Bond Code: 188461</b>	<b>Bond Abbreviation: 21 North Star G1</b>
<b>Bond Code: 185114</b>	<b>Bond Abbreviation: 21 North Star G2</b>
<b>Bond Code: 185738</b>	<b>Bond Abbreviation: 22 North Star G1</b>

## **BEIJING NORTH STAR COMPANY LIMITED ANNOUNCEMENT ON THE RESOLUTION OF THE 42ND MEETING OF THE NINE SESSION OF THE BOARD**

The board of directors and all the directors of the Company warrant that there are no false representations and misleading statements contained in, or material omissions from, this report, and severally and jointly accept full responsibility for the truthfulness, accuracy and completeness of the content of this report.

The 42nd meeting of the ninth session of the board of Beijing North Star Company Limited (the “Company”) will be convened at the Meeting Room One at 12th Floor, Tower A, Hui Xin Building, No. 8 Bei Chen Dong Road, Chao Yang District, Beijing on Tuesday, 21 June 2022 at 9:00 a.m. by way of a combination of on-site meeting and teleconferencing. All of the eight eligible Directors have attended the meeting. Dr. CHOW Wing-Kin, Anthony and Mr. GAN Pei-Zhong, both being independent non-executive Directors, attended the meeting via teleconferencing, while Mr. CHEN De-Qiu, the independent non-executive Director, has appointed Mr. GAN Pei-Zhong, the independent non-executive Director, as his representative to attend and vote the meeting on his behalf. The meeting was presided over by Mr. LI Wei-Dong, the chairman, with supervisors and certain senior management of the Company present at the meeting. The convening of this meeting was in compliance with the requirements of the Articles of Association and relevant laws and regulations.

The meeting unanimously passed the resolutions as follows:

- I. The Resolution on Authorization to the Company regarding the Estimated New Cap for the Financial Assistance of the Company for 2022 of the Company was approved, with the voting results of 8 voted in favour, 0 voted against and 0 abstained.

For details, please refer to the Announcement of Beijing North Star on Provision of Financial Assistance for 2022 (Lin 2022-022) published by the Company on the same day on the website of the Shanghai Stock Exchange.

The Independent Directors of the Company has no dissent opinion with above Resolution (see Appendix 1 for special opinions of independent Directors).

This Resolution is subject to submission to the extraordinary general meeting of the Company for consideration and approval.

- II. The Resolution on Supplementary Consideration and Approval on the Company's Provision of Financial Assistance was approved, with the voting results of 8 voted in favour, 0 voted against and 0 abstained.

For details, please refer to the Announcement of Beijing North Star on the Company's Provision of Financial Assistance for 2022 (Lin 2022-022) published by the Company on the same day on the website of the Shanghai Stock Exchange.

The Independent Directors of the Company has no dissent opinion with above Resolution (see Appendix 1 for special opinions of independent Directors).

This Resolution is subject to submission to the extraordinary general meeting of the Company for consideration and approval.

- III. The Resolution on the Company's Registration and Issuance of Medium Term Notes in an Amount of Not More Than RMB1.432 billion of the Company was approved, with the voting results of 8 voted in favour, 0 voted against and 0 abstained. (for details, see Appendix 2)

This announcement is hereby made.

The Board of  
BEIJING NORTH STAR COMPANY LIMITED  
22 June 2022

**INDEPENDENT DIRECTORS OF BEIJING NORTH STAR  
COMPANY LIMITED**

**INDEPENDENT OPINIONS REGARDING THE MATTERS ON THE  
42ND MEETING OF THE NINTH SESSION OF THE BOARD**

Pursuant to the Company Law of the People's Republic of China, the Securities Law of the People's Republic of China, the Rules for Independent Directors of Listed Companies, the Rules Governing the Listing of Stocks on Shanghai Stock Exchange and other laws and regulations as well as the relevant provisions of Articles of Association of Beijing North Star Company Limited, we, as the Independent Directors of Beijing North Star Company Limited (the "Company"), conducted a thorough understanding and review of the Resolution on Authorization to the Company regarding the Estimated New Cap for the Financial Assistance of the Company for 2022 of the Company and the Resolution on Supplementary Consideration and Approval on the Company's Provision of Financial Assistance considered and approved at the 42nd meeting of the ninth session of the Board of the Company, and expressed the independent opinions as follows:

1. The provision of financial assistance by the Company to eligible investees is used for satisfying the capital needs of the funded targets for real estate development and construction, which is conducive to promoting the development and construction progress of real estate projects and improving the operational efficiency of the Company; the provision of financial assistance by the Company to other shareholders of its eligible subsidiaries is temporary allocation of idle funds by such shareholders in proportion to their respective capital contribution when the sales of a project are going well but the conditions for dividend distribution have not been met, which is conducive to improving the efficiency of the use of funds. Meanwhile, the Company will take necessary measures and timely understand the operating conditions and financial conditions of the funded targets, and the overall financial risks are under control.
2. The content and decision-making procedures of the above-mentioned provision of financial assistance are in compliance with the relevant requirements of laws and regulations and the Articles of Association, and there are no circumstances detrimental to the interests of the Company and the shareholders, especially that of the minority shareholders.

In view of the above, the independent directors of the Company agreed to the provision of financial assistance and agreed to submit the same to the extraordinary general meeting of the Company for consideration and approval.

BEIJING NORTH STAR COMPANY LIMITED

Independent Directors:

CHOW Wing-Kin, Anthony, GAN Pei-Zhong,  
CHEN De-Qiu

21 June 2022



## **APPENDIX 2**

### **BEIJING NORTH STAR COMPANY LIMITED RESOLUTION ON THE COMPANY’S REGISTRATION AND ISSUANCE OF MEDIUM TERM NOTES IN AN AMOUNT OF NOT MORE THAN RMB1.432 BILLION**

In order to further broaden the financing channels of the Company, optimise the debt structure and ensure the sustainable development of the Company, the Company proposed to apply to the National Association of Financial Market Institutional Investors for the registration and issuance of medium term notes in an amount of not more than RMB1.432 billion (the “medium term notes”) in accordance with the requirements of the Company Law, the Administrative Measures for Debt Financing Instruments of Non-financial Enterprises in the Inter-bank Bond Market and other laws and regulations. Details are as follows:

#### **I. ISSUANCE PLAN:**

1. Size of registration and issuance: in an amount of not more than RMB1.432 billion;
2. Maturity: 5 years (3 + 2 years, investors have a sell-back option at the end of the third year);
3. Method of issuance: issuance in tranches or in a lump sum;
4. Interest rate of issuance: to be determined after negotiation with the underwriters based on the market conditions at the time of issuance of the Company;
5. Use of proceeds: to repay the principal and interest of the Company’s medium term notes due;
6. Method of underwriting: the medium term notes shall be underwritten by an underwriting syndicate formed by the lead underwriter on a standby commitment basis;
7. Validity period of the resolution: this resolution shall remain effective during the validity period of the registration and existence of the medium term notes from the date of consideration and approval by the Board.

## **II. AUTHORISATION**

At the 2021 Annual General Meeting of the Company, the Resolution on Grant of General Mandate for Issuance of Debt Financing Instruments was considered and approved, pursuant to which, the Board was generally and unconditionally authorised, and the Board was approved to further authorise the chairman and the general manager of the Company, to exercise full power to deal with matters relating to the issue of debt financing instruments based on the specific needs of the Company and other market conditions.

In this regard, the Board further authorised the chairman and the general manager of the Company to handle all matters relating to the medium term notes based on the specific needs of the Company and other market conditions within the validity period of the resolution. The above authorization shall remain effective during the validity period of the issuance and existence of the medium term notes from the date of approval by the Board.

**INDEPENDENT DIRECTORS OF BEIJING NORTH STAR  
COMPANY LIMITED**

**INDEPENDENT OPINIONS REGARDING THE MATTERS ON THE  
42ND MEETING OF THE NINTH SESSION OF THE BOARD**

Pursuant to the Company Law of the People's Republic of China, the Securities Law of the People's Republic of China, the Rules for Independent Directors of Listed Companies, the Rules Governing the Listing of Stocks on Shanghai Stock Exchange and other laws and regulations as well as the relevant provisions of Articles of Association of Beijing North Star Company Limited, we, as the Independent Directors of Beijing North Star Company Limited (the "Company"), conducted a thorough understanding and review of the Resolution on Authorization to the Company regarding the Estimated New Cap for the Financial Assistance of the Company for 2022 of the Company and the Resolution on Supplementary Consideration and Approval on the Company's Provision of Financial Assistance considered and approved at the 42nd meeting of the ninth session of the Board of the Company, and expressed the independent opinions as follows:

1. The provision of financial assistance by the Company to eligible investees is used for satisfying the capital needs of the funded targets for real estate development and construction, which is conducive to promoting the development and construction progress of real estate projects and improving the operational efficiency of the Company; the provision of financial assistance by the Company to other shareholders of its eligible subsidiaries is temporary allocation of idle funds by such shareholders in proportion to their respective capital contribution when the sales of a project are going well but the conditions for dividend distribution have not been met, which is conducive to improving the efficiency of the use of funds. Meanwhile, the Company will take necessary measures and timely understand the operating conditions and financial conditions of the funded targets, and the overall financial risks are under control.
2. The content and decision-making procedures of the above-mentioned provision of financial assistance are in compliance with the relevant requirements of laws and regulations and the Articles of Association, and there are no circumstances detrimental to the interests of the Company and the shareholders, especially that of the minority shareholders.

In view of the above, the independent directors of the Company agreed to the provision of financial assistance and agreed to submit the relevant resolutions to the extraordinary general meeting of the Company for consideration and approval.

**BEIJING NORTH STAR COMPANY LIMITED**

**Independent Directors:**

**CHOW Wing-Kin, Anthony, GAN Pei-Zhong,  
CHEN De-Qiu**

21 June 2022