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**世纪阳光**

**世紀陽光集團控股有限公司**

**CENTURY SUNSHINE GROUP HOLDINGS LIMITED**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 509)**

**INSIDE INFORMATION**  
**AUCTION BY LUOZHUANG COURT IN RESPECT OF**  
**THE LAND USE RIGHTS OF SHANDONG HONGRI**

This announcement is made by Century Sunshine Group Holdings Limited (“**the Company**”), together with its subsidiaries referred to as “**the Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”), and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Reference is made to the annual report of the Company dated 28 March 2024 for the year ended 31 December 2023 and the interim report of the Company dated 31 August 2024 for the six months period ended 30 June 2024. As disclosed, enforcement actions in relation to bank loan litigations have been taken against certain subsidiaries of the Group in mainland China. The management is actively responding to the situation, engaging in negotiations with creditors, seeking solutions.

The Company has been informed that a creditor have applied to the local court for enforcement regarding bank loans secured by the land use rights of Shandong Hongri Chemical Joint Stock Company Limited (“**Shandong Hongri**”), a non-wholly owned subsidiary of the Group, in Linyi Municipal, Shandong Province, PRC. On 7 February 2025, the Luozhuang District People’s Court of Linyi Municipal (“**Luozhuang Court**”) issued an execution ruling (“**Execution Ruling**”) to auction part of the land use rights pledged in Shandong Hongri (“**Land use Rights of Shandong Hongri**”) to repay its related debts. However, specific details and timelines for the auction have yet to be determined.

As disclosed in the Company's announcement dated 23 July 2019, Shandong Hongri initiated the implementation of the "Relocation of Industries from City Urban Area to Industrial Parks" plan ("**Relocation to Parks from City**") in accordance with the requirements of the Luozhuang District Government, Linyi Municipal, Shandong Province. It completed machinery relocation, factory demolition, land leveling, and employee resettlement as scheduled. Due to the failure of local government to implement the relocation plan, progress stalled. In early December 2024, Shandong Hongri filed an application for administrative review (the "**Administrative Review**") with the Linyi Municipal Government, Shandong Province, demanding the Luozhuang District Government to fulfill its obligations. On 16 December 2024, Shandong Hongri received notice that the Administrative Review had been accepted.

As all industrial lands of Shandong Hongri have been included in the Relocation to Parks from City plan of the Luozhuang District Government for land use rights conversion. The Luozhuang District Government and Shandong Hongri entered into the "Agreement of Relocation to Parks from City for Shandong Hongri Chemical Joint Stock Company Limited". Luozhuang District Government is responsible for land acquisition, zoning adjustments, and land use rights conversion, etc. The creditor sought Execution Ruling due to the failure of the local government to fulfill its follow-up obligations that lead to delay in completion of land use rights conversion for Shandong Hongri. As the Administrative Review is under process by Linyi Municipal Government, Shandong Hongri will appoint legal counsel to file an enforcement objection with the Luozhuang Court, requesting revocation of the Execution Ruling and suspension of the land auction. The Company will further seek legal advices and take all feasible means to safeguard the legitimate rights and interests of Shandong Hongri, the Group's shareholders, and offshore creditors.

As of the date of this announcement, the Land Use Rights of Shandong Hongri have not yet been auctioned. The Company will make further announcements in a timely manner regarding the situation of the auction. The aforementioned matters have no significant impact on the Group's other business operations.

**Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.**

By Order of the Board  
**Century Sunshine Group Holdings Limited**  
**Chi Jing Chao**  
*Executive Director*

Hong Kong, 12 February 2025

*As at the date of this announcement, the Directors are:*

*Executive Directors* : *Mr. Chi Wen Fu and Mr. Chi Jing Chao*

*Independent Non-executive Directors* : *Mr. Cheung Sound Poon and Mr. Shen Yi Min*