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[LOGO]

**CHANGSHA BROAD HOMES INDUSTRIAL GROUP CO., LTD.**

**長沙遠大住宅工業集團股份有限公司**

*(A joint stock company incorporated in the People's Republic of China with limited liability)*

**(Stock code: 2163)**

**VOLUNTARY ANNOUNCEMENT  
HONG KONG BUSINESS COOPERATION AGREEMENT**

This announcement is made by Changsha Broad Homes Industrial Group Co., Ltd. (the “**Company**” and, together with its subsidiaries, the “**Group**”) on a voluntary basis to provide the shareholders of the Company (the “**Shareholders**”) and potential investors with the latest business update of the Group.

**HONG KONG BUSINESS COOPERATION AGREEMENT**

The Company is pleased to announce that on [28th,Nov.] 2024, the Company entered into a Hong Kong business cooperation agreement (the “**Hong Kong Business Cooperation Agreement**”) with Lloyds Private Equity Fund Management Limited\* (勞埃德私募基金管理有限公司) (“**Lloyds Fund**”), aimed at integrating resources from both parties and establishing long-term strategic cooperation relationship.

Pursuant to the Hong Kong Business Cooperation Agreement, the Company will introduce an investment fund managed by the Lloyds Fund as an investor to increase the capital of certain wholly-owned subsidiaries of the Company in the PRC. The Company will establish a company registered in Hong Kong with a wholly-owned subsidiary of Lloyds Fund (tentatively named Broad Homes (Hong Kong) Smart House Company Limited (遠大住工(香港)智能房屋有限公司)) (“**Broad Homes Hong Kong**”). Broad Homes Hong Kong will be responsible for market development in the Hong Kong region and will be principally engaged in prefabricated concrete (“**PC**”) unit business, including bidding and contracting public housing, subsidized housing and smart city projects in Hong Kong. Broad Homes Hong Kong will serve as the sales service provider for the Company in the Hong Kong region. Before engaging in any business activities in the Hong Kong regions, the Company must obtain written consent from Lloyds Fund. Mr. Ho Ah Sam will be the director of Broad Homes Hong Kong and will be responsible for the overall management and operations of business of the Hong Kong region. He brings valuable management experience from one of the largest publishing groups in Hong Kong, along with extensive expertise in corporate management and business development. Under the strong leadership of the overseas management team, the Company believes that the Group will establish a solid business foundation in the Hong Kong market.

Lloyds Fund is a company established in the PRC with limited liability, which is principally engaged in private equity fund management, venture capital fund management and fund of

funds (FoF) management business. Lloyds Fund is a registered private equity fund management institution under the Asset Management Association of China and is recognized as a Qualified Foreign Limited Partner (QFLP) by the People's Bank of China and Qingdao Provincial Local Financial Supervision Administration\* (青岛市地方金融管理局). The ultimate beneficial owner of Lloyds Fund is a well-known provider of retail and commercial financial services in in the United Kingdom.

To the best of the Company' knowledge, information and belief having made all reasonable enquiries, Lloyds Fund and its ultimate beneficial owners are third parties independent of the Company and its connected persons (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")).

For the avoidance of doubt, as of the date of this announcement, the aforementioned capital increase of the certain wholly-owned subsidiaries of the Company and the establishment of Broad Homes Hong Kong have not yet been implemented. These transactions may constitute notifiable transactions under Chapter 14 of the Listing Rules, and the Company will make announcements in accordance with all applicable provisions of the Listing Rules as and when appropriate.

## **REASONS AND BENEFITS OF THE HONG KONG BUSINESS COOPERATION AGREEMENT**

The Group is principally engaged in PC unit manufacturing business, PC equipment manufacturing business, modular integrated product manufacturing business and construction contracting business. The Company recognizes a strong interest and demand in the foreign construction market for cost-effective and environmentally friendly integrated building products, driven by rising interest rates and soaring costs. In response to this demand, the Group is committed to its "going global" strategy, which combines investment and trade to develop production and marketing activities from a global perspective. The Group's products and technologies have the potential to drive disruptive innovation in the global construction industry, enhancing both cost-effectiveness and efficiency.

The Company believes that collaborating with the Lloyds Fund to expand into the housing markets of Hong Kong is a crucial step towards globalization. The Company considers it beneficial for the Group to continuously explore opportunities to expand its existing business in overseas markets with growth potential and to diversify its revenue streams. In light of the above, the Company considers that entering into of the Hong Kong Business Cooperation Agreement is in the interests of the Company and the Shareholders as a whole.

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

On behalf of the Board  
**Changsha Broad Homes Industrial Group Co., Ltd.**  
**Zhang Jian**  
*Chairman*

*As at the date of this announcement, the Board comprises Mr. Zhang Jian, Ms. Tang Fen, Ms. Shi Donghong, Mr. Zhang Kexiang and Mr. Tan Xinming as executive directors of the Company; Mr. Zhang Quanaxun as non-executive director of the Company; and Mr. Chen Gongrong, Mr. Li Zhengnong, Mr. Wong Kai Yan Thomas and Mr. Zhao Zhengting as independent non-executive directors of the Company.*

*\* For identification purpose only*