

PRESS RELEASE

China Zheshang Bank and Bank Sinopac act as green loan coordinators on club loan facilities of RMB1.24 billion for Gaw Capital managed asset

6th November, 2023, Shanghai – China Zheshang Bank and Bank Sinopac acted as green loan coordinators on club loan facilities of **RMB1.24 billion** to a **Gaw Capital Partners**-managed asset. These facilities comprise a US\$71 million (RMB520 million) offshore loan and a RMB716 million onshore loan.

The loan proceeds will be used to refinance the existing loans for the acquisition of a super high-rise landmark office building in China. The building has received the LEED Building Operations and Maintenance: Existing Buildings Gold certification from the US Green Building Council for its environmentally friendly features. The features include LED lights in the office lobby, water-efficient sanitary devices, PM 2.5 air filtration system, energy-saving control measures for the elevators, low VOC and non-toxic paints sourced in the local market to reduce airborne transport of emissions, low-carbon boiler, as well as garbage classification for better waste management.

The loan facilities support Gaw Capital's continued efforts in implementing its sustainability strategy to improve environmental performance and contribute to the United Nations' Sustainability Development Goals.

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About Gaw Capital Partners

Gaw Capital Partners is a uniquely positioned private equity fund management company focusing on real estate markets in Asia Pacific and other high barrier-to-entry markets globally.

Specializing in adding strategic value to under-utilized real estate through redesign and repositioning, Gaw Capital runs an integrated business model with its own in-

house asset management operating platforms in commercial, hospitality, property development, logistics, IDC and Education. The firm's investments span the entire spectrum of real estate sectors, including residential development, offices, retail malls, serviced apartments, hotels, logistics warehouses and IDC projects.

Gaw Capital has raised seven commingled funds targeting the APAC region since 2005. The firm also manages value-add/opportunistic funds in the US, a Pan-Asia hospitality fund, a European hospitality fund, a Growth Equity Fund and it also provides services for credit investments and separate account direct investments globally.

Gaw Capital has raised equity of US\$22.1 billion since 2005 and commanded assets of US\$35.2 billion under management as of Q2 2023.

About China Zheshang Bank Co., Ltd. (“CZBank”)

As one of the twelve nationwide joint-stock commercial banks, CZBank officially commenced business on August 18, 2004, with its head office in Hangzhou, Zhejiang Province. CZBank is the 13th “A+H” listed bank in China. Since its opening, CZBank has always gained a toehold in Zhejiang and steadily developed its businesses nationwide, and has developed into a high-quality commercial bank with a solid foundation, strong profitability and prudent risk control.

Under the guidance of the vision of being “a first-class commercial bank”, CZBank is committed to building a five-word political ecosystem consisting of “integrity, simplicity, professionalism, cooperation and honesty”, strongly promotes the “Four Dos” spirit, adheres to its twelve-word operation approach, namely “consolidating corporate foundation, adjusting corporate structure, controlling corporate risks, increasing corporate profitability”, focuses on the main line of digital reform, takes “deepening the development in Zhejiang” as its first priority, promotes its five major business segments, namely great retail, great corporate, great investment banking, great asset management and great cross-border, to develop shoulder to shoulder in a comprehensive and coordinate manner, embarks on a new journey of wealth management, fights and wins the four battles of “reducing risk, expanding sales, stabilizing stock price and introducing strategic investment”, and lays assets with low sensitivity to economic cycle as a ballast stone, aiming to improve its ability to provide comprehensive financial services, establish risk control and supervision systems, and embark on a new journey of high-quality development.

CZBank has established 323 branch outlets in 22 provinces, autonomous regions, municipalities directly under the Central Government and the Hong Kong Special Administrative Region, effectively covering the headquarters in Zhejiang, the Yangtze

River Delta, the Guangdong-Hong Kong-Macao Greater Bay Area, the Bohai Rim, the Western Taiwan Straits Economic Zone and certain areas in the Midwestern China. In the “Top 1000 World Banks 2022” ranking by The Banker Magazine of the U.K., we ranked 79th in terms of tier-one capital, up by 20 places from the previous year. China Chengxin International gave CZBank the highest AAA corporate credit rating among financial institutions.

About Bank SinoPac

Bank SinoPac is a wholly owned subsidiary of SinoPac Financial Holdings Co., Ltd. (SinoPac Holdings) and was created in the merger of equals between Bank SinoPac under SinoPac Holdings and International Bank of Taipei on November 13, 2006. Bank SinoPac provides the best financial services to its customers with a comprehensive business network and highly innovative product lines. The Bank is striving to realize the vision of "Together, a better life," to make Bank SinoPac the leading brand among Chinese financial institutions. In 2014, Bank SinoPac (China) Ltd. (Bank SinoPac (China)) officially launched business in 2014. With headquarters in Nanjing, it currently has branches in Shanghai, Guangzhou, and Chengdu, and Nanjing, respectively, providing wide range of financial services to both enterprises and individuals.

As of the end of 2022, Bank SinoPac and its subsidiaries had 6,554 employees; their paid-in capital reached NT\$90.3 billion and assets amounted to NT\$2.4034 trillion. Bank SinoPac has 22 divisions and one office. In addition to 125 branches (including the Department of Business) and an Offshore Banking Unit in Taiwan, Bank SinoPac has multiple branches, including branches in Hong Kong, Kowloon, Macau, Los Angeles, and Ho Chi Minh City, as well as a Vietnam Representative Office. Bank SinoPac has also invested in subsidiaries, including SinoPac Insurance Brokers Ltd. and Bank SinoPac (China), offering customers a full range of financial services through professional division of labor and diversified channels.

Bank SinoPac provides customers with the best financial services through its extensive business network and highly innovative product portfolio. At the same time, in response to the digital wave and financial technology innovation needs, Bank SinoPac continues to integrate information and build an intelligent core to grasp the pulse of operations and make real-time responses through precision marketing. Through diversified business layout and integration platforms and innovative financial products in Greater China (Taiwan, Hong Kong, Macao, Mainland China), the United States and Southeast Asia, it seamlessly connects physical and virtual channels to provide the most complete and convenient fund flow, investment and financing solutions, bringing customers a new financial life experience.

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