

Stock Code: 00606

Name of listed corporation: SCE Intelligent Commercial Management Holdings Ltd.

Name of substantial shareholder: HSBC Holdings plc

Section 317 Agreement

Each 317 Agreement covers a separate security agreement with a common security agent across both security agreements. The Hongkong and Shanghai Banking Corporation Limited (i) acts in the capacity as lender and the security agent in one of the 317 Agreements ("**Agreement A**"), and (ii) acts only in the capacity as the security agent in the other 317 Agreement. Hang Seng Bank Limited is a lender in Agreement A. The 504,000,000 shares that the substantial shareholder is deemed to be interested in is by virtue of the interests of The Hongkong and Shanghai Banking Corporation Limited and Hang Seng Bank Limited (which are both controlled corporations of the substantial shareholder) in the listed corporation as described above.