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**THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION**

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**If you are in any doubt** as to this circular or as to the action to be taken, you should consult your stockbroker or other registered dealer in securities, bank manager, solicitor, professional accountants or other professional adviser.

**If you have sold or transferred** all your shares in **Changsha Broad Homes Industrial Group Co., Ltd.**, you should at once hand this circular to the purchaser or transferee or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

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**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)**

**MATTERS TO BE RESOLVED AT ANNUAL GENERAL MEETING AND  
NOTICE OF ANNUAL GENERAL MEETING**

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The AGM of Changsha Broad Homes Industrial Group Co., Ltd. will be held at the Meeting Room of Broad Homes Headquarters, No. 248 Yinshuang Road, Yuelu District, Changsha, Hunan Province, the PRC at 10:00 a.m. on Friday, March 26, 2021. Notice of the AGM is set out on pages 15 to 17 of this circular.

If you intend to attend the AGM by proxy, you are required to return the duly completed form of proxy attached hereto according to the instructions printed thereon not less than 24 hours before the time appointed for the holding of the AGM (i.e. before 10:00 a.m. on Thursday, March 25, 2021) or any adjournment thereof (as the case may be). Completion and return of the form of proxy will not preclude you from attending and voting in person at the AGM (and any adjournment thereof) if you so wish. In such event, the instrument appointing a proxy shall be deemed to be revoked.

March 1, 2021

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## DEFINITIONS

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*In this circular, unless the context otherwise requires, the following expressions shall have the following meanings:*

“AGM”	the 2020 annual general meeting of the Company to be held at the Meeting Room of Broad Homes Headquarters, No. 248 Yinshuang Road, Yuelu District, Changsha, Hunan Province, the PRC at 10:00 a.m. on Friday, March 26, 2021 and any adjournment thereof (if any), the notice of which is set out in this circular
“Articles of Association”	the articles of association of the Company, as amended from time to time
“Board”	the board of Directors of the Company
“China” or “PRC”	the People’s Republic of China, but for the purpose of this circular only, excluding Hong Kong, Macau Special Administrative Region and Taiwan region
“Company”	Changsha Broad Homes Industrial Group Co., Ltd. (長沙遠大住宅工業集團股份有限公司), which was established in the PRC on April 30, 2006 as a limited liability company and was converted into a joint stock company with limited liability in the PRC on December 10, 2015, whose H Shares are listed on the Hong Kong Stock Exchange (Stock Code: 2163)
“Director(s)”	the director(s) of the Company
“Domestic Share(s)”	domestic unlisted ordinary share(s) in the share capital of the Company with a par value of RMB1.00 each, which are subscribed for and paid up in Renminbi
“H Share(s)”	overseas listed foreign investment share(s) of the Company with a par value of RMB1.00 each, which are listed on the Hong Kong Stock Exchange and traded in Hong Kong dollars
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Hong Kong Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Hong Kong Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited

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## DEFINITIONS

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“Latest Practicable Date”	February 24, 2021, being the latest practicable date prior to the printing of this circular for ascertaining certain information for inclusion in this circular
“Listing Date”	November 6, 2019, the date on which the H Shares of the Company are listed and traded on the Main Board of the Hong Kong Stock Exchange
“RMB” or “Renminbi”	the lawful currency of the PRC
“Shareholder(s)”	the holder(s) of the share(s) of the Company
“Supervisor(s)”	the supervisor(s) of the Company
“Supervisory Committee”	the supervisory committee of the Company

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## LETTER FROM THE BOARD

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**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)**

*Executive Directors:*

Mr. Zhang Jian (*Chairman*)

Ms. Tang Fen

Ms. Shi Donghong

Mr. Zhang Kexiang

Mr. Tan Xinming

*Non-executive Directors:*

Mr. Zhang Quanxun

Ms. Hu Keman

*Independent Non-executive Directors:*

Mr. Chen Gongrong

Mr. Li Zhengnong

Mr. Wong Kai Yan Thomas

Mr. Zhao Zhengting

*Registered Office:*

Intersection of Lusong Road and

Dongfanghong Road

Changsha High-tech Development Zone

Changsha

Hunan Province

PRC

*Principal Place of Business in Hong Kong:*

31/F, Tower Two, Times Square

1 Matheson Street

Causeway Bay

Hong Kong

March 1, 2021

*To the Shareholders*

Dear Sir/Madam,

**MATTERS TO BE RESOLVED AT ANNUAL GENERAL MEETING AND  
NOTICE OF ANNUAL GENERAL MEETING**

**INTRODUCTION**

The purpose of this circular is to provide you with notice of the AGM as set out on pages 15 to 17 of this circular and reasonable information required for you to make an informed decision regarding the resolutions to be proposed at the AGM.

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## LETTER FROM THE BOARD

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### MATTERS TO BE RESOLVED AT THE AGM

The resolutions to be proposed at the AGM for approval by way of ordinary resolutions include:

1. To consider and approve the report of the board of directors of the Company for the year 2020;
2. To consider and approve the report of the supervisory committee of the Company for the year 2020;
3. To consider and approve the financial report of the Company for the year 2020;
4. To consider and approve the final financial statements of the Company for the year 2020;
5. To consider and approve the financial budget report of the Company for the year 2021;
6. To consider and approve the resolution in relation to profit distribution of the Company for the year 2020;
7. To consider and approve the resolution in relation to remunerations of directors and supervisors of the Company for the year 2020;
8. To consider and approve the resolution in relation to the financing and guarantee limit of the Company and its subsidiaries for the year 2021; and
9. To consider and approve the resolution in relation to the engagement of auditors of the Company for the year 2021.

The resolution to be proposed at the AGM for approval by way of a special resolution includes:

10. To consider and approve the resolution in relation to the report of use of proceeds from previous fund raising activity of the Company.

To enable you to get a better understanding of the resolutions to be proposed at the AGM and make an informed decision with adequate and necessary information, we have provided for the Shareholders in this circular explanatory information on matters to be considered and approved thereat (please refer to Appendix I). In addition, the full text of the report of the Supervisory Committee for the year 2020, and details regarding the financial report and final financial statements for 2020 and remuneration of the Directors and Supervisors for 2020 of the Company are set out in the 2020 annual report of the Company despatched to the Shareholders on March 1, 2021.

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## LETTER FROM THE BOARD

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### **AGM**

The AGM will be held at the Meeting Room of Broad Homes Headquarters, No. 248 Yinshuang Road, Yuelu District, Changsha, Hunan Province, the PRC at 10:00 a.m. on Friday, March 26, 2021, for the purpose of considering and, if thought fit, passing resolutions regarding the above matters. The notice of the AGM is set out on pages 15 to 17 of this circular.

As set out in the notice of the AGM, in order to ascertain Shareholders' entitlement to attend the AGM, the register of members of the Company will be closed from Tuesday, March 23, 2021 to Friday, March 26, 2021 (both days inclusive). Shareholders whose names appear on the register of members of the Company on Friday, March 26, 2021 are entitled to attend and vote at the AGM.

If you intend to attend the AGM by proxy, you are required to return the duly completed form of proxy attached hereto according to the instructions printed thereon not less than 24 hours before the time appointed for the holding of the AGM (i.e. before 10:00 a.m. on Thursday, March 25, 2021) or any adjournment thereof (as the case may be). Completion and return of the form of proxy will not preclude you from attending and voting in person at the AGM (and any adjournment thereof) if you so wish. In such event, the instrument appointing a proxy shall be deemed to be revoked.

### **VOTING BY POLL**

Pursuant to relevant requirements of the Hong Kong Listing Rules, voting at the AGM will be taken by poll. The announcement of poll results of the meeting will be published on the websites of the Hong Kong Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company ([www.bhome.com.cn](http://www.bhome.com.cn)). To the best of the Directors' knowledge, information and belief, none of the Shareholders will be required to abstain from voting at the AGM according to the Hong Kong Listing Rules.

### **RECOMMENDATIONS**

The Board (including the independent non-executive Directors) are of the opinion that, all of the resolutions as set out in the notice of the AGM for Shareholders' consideration and approval are in the interests of the Company and the Shareholders as a whole, and therefore, recommended Shareholders to vote in favour of all the resolutions to be proposed at the AGM.

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## LETTER FROM THE BOARD

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### RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Hong Kong Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief, the information contained in this circular is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this circular misleading.

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



Explanatory information of matters to be considered and approved at the AGM is set out below:

**RESOLUTION IN RELATION TO PROFIT DISTRIBUTION FOR THE YEAR 2020**

As the Company is in the process of applying for initial public offering of Renminbi-denominated ordinary shares (A shares) and listing thereof on the ChiNext of the Shenzhen Stock Exchange, in accordance with relevant regulations of the China Securities Regulatory Commission, companies which plan to issue securities onshore but have not submitted profit distribution plans and plans for converting reserve into share capital to the general meeting for voting, or have obtained approval from the general meeting but have not implemented such plans, shall not issue securities until such plans are executed. To ensure the smooth progress of the development strategy of the Company and better safeguard the long-term interests of all the Shareholders, the Board does not recommend profit distribution for 2020 for the time being.

The resolution has been considered and approved by the Board and is hereby proposed for consideration by the Shareholders and Shareholder proxies at the AGM by way of an ordinary resolution.

**RESOLUTION IN RELATION TO FINANCIAL BUDGET REPORT OF THE COMPANY FOR THE YEAR 2021**

Based on the operating results of the Group in 2020 and relevant data, the budget for operating revenue and proposed investment amount of the Group for 2021 was RMB4.92 billion and RMB246 million, respectively.

The resolution has been considered and approved by the Board and is hereby proposed for consideration by the Shareholders and Shareholder proxies at the AGM by way of an ordinary resolution.

**RESOLUTION IN RELATION TO ENGAGEMENT OF AUDITORS OF THE COMPANY FOR THE YEAR 2021**

The Board proposes to re-appoint KPMG and KPMG Huazhen LLP to be our auditors under the International Financial Reporting Standards and the China Accounting Standards for Business Enterprises for the year 2021, respectively, to audit the Company's 2021 annual financial statements and review the 2021 interim financial statements, with a term commencing from approval at the 2020 annual general meeting till the next annual general meeting. Meanwhile, the Board proposes to submit to the AGM to authorize the Board to delegate chairman of the Board to determine the auditors' remunerations pursuant to market principle.

The resolution has been considered and approved by the Board and is hereby proposed for consideration by the Shareholders and Shareholder proxies at the AGM by way of an ordinary resolution.

**RESOLUTION IN RELATION TO THE FINANCING AND GUARANTEE LIMIT OF THE COMPANY AND ITS SUBSIDIARIES FOR THE YEAR 2021**

The Company and its subsidiaries propose to apply to financial institutions for actual credit facilities (including new credit facilities and extensions upon maturity of original credit facilities) of not more than RMB6 billion in 2021, which does not represent the financing amount of the Company. The actual financing amount shall be within the credit facilities and subject to that actually incurred between the Company and financial institutions and the actual specific financing amount shall be determined based on the actual demand for working capital of the Company and its subsidiaries. Subject to the above-mentioned credit facilities, the Company may adjust allocations as required. Guarantee and counter-guarantee within the credit facilities of RMB6 billion may be provided between the Company and its subsidiaries and among subsidiaries.

The above-mentioned financing and guarantee limit shall be valid for a term commencing from consideration and approval at the AGM till the next annual general meeting. The Board proposes to authorize Mr. Zhang Jian, the chairman, to implement special matters regarding financing and guarantee thereof and enter into relevant financing and guarantee agreements and other legal documents with financial institutions on behalf of the Company during the validity of the financing and guarantee limit.

The resolution has been approved by the Board and will be proposed for consideration and approval at the AGM by way of an ordinary resolution.

**RESOLUTION IN RELATION TO REPORT OF USE OF PROCEEDS FROM PREVIOUS FUND RAISING ACTIVITY OF THE COMPANY**

Upon verifying the utilization of proceeds from previous fund raising activity, the Company prepared the Report of Use of Proceeds from Previous H-share Fund Raising Activity of Changsha Broad Homes Industrial Group Co., Ltd. (《長沙遠大住宅工業集團股份有限公司H股前次募集資金使用情況報告》), and KPMG Huazhen LLP inspected and verified the use of proceeds from previous fund raising activity of the Company and issued the Report of Use of Proceeds from Previous Fund Raising Activity as of December 31, 2020 of Changsha Broad Homes Industrial Group Co., Ltd. (《長沙遠大住宅工業集團股份有限公司截至2020年12月31日前次募集資金使用情況報告》).

The resolution has been approved by the Board and will be proposed for consideration and approval at the AGM by way of a special resolution. For the full text of the report of use of proceeds from previous fund raising activity of the Company, please refer to Appendix II of this circular.

**REPORT OF USE OF PROCEEDS FROM PREVIOUS FUND RAISING ACTIVITY OF  
CHANGSHA BROAD HOMES INDUSTRIAL GROUP CO., LTD. AS OF DECEMBER 31, 2020**

The board of directors and all directors of Changsha Broad Homes Industrial Group Co., Ltd. (the “**Company**” or “**Broad Homes**”) guarantee that the information contained in this report is true, accurate and complete and that there is no false and misleading statement or material omission.

According to the requirements of Provisions on the Report of Use of Proceeds from Previous Fund Raising Activity of the China Securities Regulatory Commission (《關於前次募集資金使用情況報告的規定》) (CSRC Announcement [2007] No. 500), the management of the Company has prepared the report of use of proceeds raised from issuance of ordinary shares through global public offering of H Shares and exercise of H Share over-allotment option in November and December 2019 (“**Previous Proceeds**”) as of December 31, 2020, details of which are as follows:

**I. BASIC INFORMATION OF THE PREVIOUS PROCEEDS**

According to the resolution passed at the general meeting of the Company held on December 15, 2018, the Approval on Issuance of Overseas Listed Foreign Investment Shares by Changsha Broad Homes Industrial Group Co., Ltd. issued by the China Securities Regulatory Commission on April 4, 2019 (CSRC Approval [2019] No. 645) and the amended Articles of Association, the maximum number of H Shares issued by the Company through initial public offering shall be 150,158,785 shares. According to the Announcement of Offer Price and Allotment Results issued by the Company on November 5, 2019, the Company issued 121,868,000 H Shares with a nominal value of RMB1.00 each through global public offering at an offer price of HK\$9.68 per share. According to the announcement of Partial Exercise of the Over-Allotment Option, Stabilizing Actions and End of Stabilization Period issued by the Company on November 28, 2019, the Company exercised the H Share over-allotment option to issue 167,400 H Shares with a nominal value of RMB1.00 each at an offer price of HK\$9.68 per share. Through the abovementioned H Share issuance and issuance under H Share over-allotment option, the Company issued a total of 122,035,400 H Shares.

Total proceeds of HK\$1,181,302,672.00 (equivalent to RMB1,056,950,407.45) were received from the abovementioned H Share issuance and issuance under H Share over-allotment option. After deducting certain underwriting and sponsorship fees, the initial deposit amount was HK\$1,111,697,332.79, which was equivalent to RMB994,672,300.66. After deducting the relevant issuance expenses (excluding the deductible input value added tax and expenses for roadshow and financial public relation services directly charged to profit or loss for the period) paid overseas and directly deductible from the proceeds of RMB58,254,703.97 and the sponsorship fee, legal counsel fee, audit fee and other additional external expenses paid domestically and directly related to the abovementioned H Share issuance and issuance under H Share over-allotment option of RMB43,060,191.11 (exclusive of value-added tax), the net proceeds were RMB955,635,512.37.

KPMG Huazhen LLP has inspected and verified the proceeds received from issuance of shares through the global public offering of H Shares and exercise of H Share over-allotment option as of December 3, 2019, and issued the Capital Verification Report of KPMG Huazhen Yan Zi No. 2000026 on January 21, 2020.

**APPENDIX II**
**REPORT OF USE OF PROCEEDS FROM PREVIOUS FUND  
RAISING ACTIVITY OF THE COMPANY**

As of December 31, 2020, the Company received interest income of RMB16,120,878.76 derived from the net proceeds from H Share offering, generated foreign exchange gains of RMB4,663,578.63 and paid bank charges of RMB9,651.81.

As of December 31, 2020, based on the actual foreign exchange settlement and utilization, the Company used proceeds from H Share offering of RMB403,602,801.29 in aggregate.

As of December 31, 2020, the proceeds from H Share offering were deposited in the following accounts:

Bank name	Account number	Currency	Initial deposit amount in original currency	Initial deposit amount in RMB	Balance in original currency as at the cut-off date	Balance in RMB as at the cut-off date (RMB)
Bank of China (Hong Kong) Limited	012-687-2-019691-8	HKS	1,111,697,332.79	994,672,300.66	53,434,985.53	44,973,021.22
Bank of China (Hong Kong) Limited	012-687-2-019692-1	JPY	-	-	-	-
CMB Wing Lung Bank Limited	60112570761	HKS	-	-	12,125.86	10,205.61
Bank of Changsha, Xiangyin Branch	800000106809000007	HKS	-	-	154.94	130.40
Bank of Changsha, Xiangyin Branch	800000106809000012	HKS	-	-	-	-
Bank of Changsha, Xiangyin Branch	800000106809000008	RMB	-	-	123,455.23	123,455.23
Bank of Changsha, Xiangyin Branch	800000106809000014	RMB	-	-	2,191,441.35	2,191,441.35
Bank of Changsha, Xiangyin Branch	800000106809000015	RMB	-	-	44,444,073.68	44,444,073.68
Bank of Changsha, Xiangyin Branch	800000106809000016	RMB	-	-	30,327,260.23	30,327,260.23
Bank of Changsha, Xiangyin Branch	Structural deposits	RMB	-	-	-	-
China Construction Bank, Hunan Branch	43050186363600001244	RMB	-	-	461.27	461.27
China Construction Bank, Hunan Branch	43050186363600001245	HKS	-	-	2,477,657.85	2,085,295.95
China Construction Bank, Hunan Branch	43050286363600000030	HKS	-	-	124,000,000.00	113,468,680.00
Bank of Communications, Changsha Gaoxin Sub-branch	431636000132404000114	HKS	-	-	273.66	230.32
Bank of Communications, Changsha Gaoxin Sub-branch	431701888013000263106	RMB	-	-	117,556,575.28	117,556,575.28
Bank of Communications, Changsha Gaoxin Sub-branch	Structural deposits	RMB	-	-	-	-
China Minsheng Bank, Business Department of Changsha Branch	631661211	HKS	-	-	473,654.52	398,646.59
China Minsheng Bank, Business Department of Changsha Branch	631705598	RMB	-	-	85,588,539.66	85,588,539.66
China Minsheng Bank, Business Department of Changsha Branch	Structural deposits	RMB	-	-	-	-
Pudong Development Bank, Changsha Branch	66010078813200001178	HKS	-	-	418.14	351.92
Pudong Development Bank, Changsha Branch	66010078801000001182	RMB	-	-	70,308,063.86	70,308,063.86
Pudong Development Bank, Changsha Branch	66010076801500000820	RMB	-	-	-	-
Pudong Development Bank, Changsha Branch	66010076801100000863	RMB	-	-	-	-
Bank of China, Hunan Branch	588574844373	HKS	-	-	0.01	0.01
Bank of China, Hunan Branch	588574844952	RMB	-	-	3,177,303.23	3,177,303.23
Bank of China, Hunan Branch	598975220093	RMB	-	-	70,102,956.73	70,102,956.73
Industrial and Commercial Bank of China, Changsha Yuelushan Sub-branch	1901008014200005409	RMB	-	-	-	-
Industrial and Commercial Bank of China, Changsha Yuelushan Sub-branch	1901008029200153357	RMB	-	-	22,318,278.24	22,318,278.24
<b>Total</b>			<b>1,111,697,332.79</b>	<b>994,672,300.66</b>		<b>607,074,970.78</b>

**II. ACTUAL UTILIZATION OF PREVIOUS PROCEEDS**

As of December 31, 2020, excluding change of exchange rate in settlement of foreign exchange and interest from deposit, the Company has used proceeds from H Share offering of RMB403,602,801.29 in aggregate. For details, please refer to the “COMPARISON TABLE OF USE OF PREVIOUS PROCEEDS” set out in Schedule I to this report.

**III. CHANGE IN USE OF FUNDS FOR INVESTMENT PROJECTS FINANCED BY THE PROCEEDS**

As of December 31, 2020, there was no change in investment projects financed by the proceeds of the Company.

**IV. BENEFITS REALIZED**

The Company’s proceeds from public offering of shares in 2019 have been used for expanding PC unit manufacturing business, researching and developing and expanding intelligent equipment business, researching and developing and establishing an intelligent service platform in the prefabricated construction industry, and working capital and general corporate purposes. However, the benefits from the investment projects financed by the proceeds cannot be accounted for separately. For details, please refer to the “COMPARISON TABLE OF BENEFITS REALIZED FROM INVESTMENT PROJECTS FINANCED BY THE PREVIOUS PROCEEDS” set out in Schedule II to this report.

**V. INFORMATION DISCLOSURE AND COMPARISON OF ACTUAL UTILIZATION OF PROCEEDS**

There is no discrepancy between the actual utilization of the Previous Proceeds of the Company and the relevant information disclosed in the relevant regular reports and other information disclosure documents announced by the Company since November 2019.

## SCHEDULE I:

## COMPARISON TABLE OF USE OF PREVIOUS PROCEEDS

Unit: RMB

No.	Investment project	Total investment amount made with proceeds			Amount of proceeds used in aggregate for investment as at the cut-off date			Date on which the project is ready for intended use (or construction progress of the project as of the cut-off date)
		Amount committed before the fund raising activity	Amount invested after the fund raising activity	Actual investment amount	Amount committed before the fund raising activity	Amount invested after the fund raising activity	Actual investment amount (Note 1)	
		430,035,980.57	430,035,980.57	255,329,070.81	430,035,980.57	430,035,980.57	255,329,070.81	December 31, 2022
1	Expanding PC unit manufacturing business	191,127,102.47	191,127,102.47	5,499,865.00	191,127,102.47	191,127,102.47	5,499,865.00	December 31, 2021
2	Expansion in overseas market	143,345,326.85	143,345,326.85	14,350,984.26	143,345,326.85	143,345,326.85	14,350,984.26	December 31, 2022
3	Developing and expanding intelligent equipment business	95,563,551.24	95,563,551.24	32,859,329.98	95,563,551.24	95,563,551.24	32,859,329.98	December 31, 2021
4	Developing and establishing an intelligent service platform in the prefabricated construction industry	95,563,551.24	95,563,551.24	95,563,551.24	95,563,551.24	95,563,551.24	95,563,551.24	December 31, 2020
5	Working capital and general corporate purposes							
<b>Total</b>		<b>955,635,512.37</b>	<b>955,635,512.37</b>	<b>403,602,801.29</b>	<b>955,635,512.37</b>	<b>955,635,512.37</b>	<b>403,602,801.29</b>	<b>552,032,711.08</b>

Total amount of proceeds used in aggregate: 403,602,801.29  
 Total amount of proceeds used in each year/period:  
 2019: 92,871,770.48  
 January to December 2020: 310,731,030.81

Total proceeds: 955,635,512.37  
 Total amount of proceeds with change in use: -  
 Proportion of total amount of proceeds with change in use: -

Note 1: The actual investment amount is an RMB equivalent amount calculated based on the actual foreign exchange settlement and utilization. The amount committed to be invested is an RMB equivalent amount calculated based on the exchange rate as at the date of capital verification of proceeds from the H Share offering. As of December 31, 2020, aggregate amount of proceeds utilized by the Company fell below the estimated amount originally proposed as of December 31, 2020, primarily due to the fact that investment projects were at the preliminary stage in 2019 but postponed during the year as a result of the sudden outbreak of COVID-19 pandemic in early 2020.

## SCHEDULE II:

## COMPARISON TABLE OF BENEFITS REALIZED FROM INVESTMENT PROJECTS FINANCED BY THE PREVIOUS PROCEEDS

Unit: RMB

Actual investment project	No.	Project name	Accumulated capacity utilization rate of the investment project as of the cut-off date	Committed benefits	Actual benefits in the last three years and one period			Whether the expected benefits are achieved or not
					2017	2018	2019	
					January to	June 2020		
	1	Expanding PC unit manufacturing business (Note 1)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	2	Expansion in overseas market (Note 2)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	3	Developing and expanding intelligent equipment business (Note 3)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	4	Developing and establishing an intelligent service platform in the prefabricated construction industry (Note 4)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	5	Working capital and general corporate purposes (Note 5)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Note 1: Benefits from proceeds used for expanding PC unit manufacturing business cannot be accounted for separately, which was mainly because the investment project was in the initial stage of investment and construction and did not generate benefits.

Note 2: Proceeds used for expansion in overseas market have yet to be used for actual investment.

Note 3: Benefits from proceeds used for developing and expanding intelligent equipment business cannot be accounted for separately, which was mainly because the investment project was in the initial stage of investment and did not generate benefits.

Note 4: Benefits from proceeds used for developing and establishing an intelligent service platform in the prefabricated construction industry cannot be accounted for separately, which was mainly because the investment project was in the initial stage of investment and did not generate benefits.

Note 5: Benefits from the Previous Proceeds used for working capital and general corporate purposes cannot be accounted for separately.

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## NOTICE OF 2020 ANNUAL GENERAL MEETING

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**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)**

### NOTICE OF 2020 ANNUAL GENERAL MEETING

**NOTICE IS HEREBY GIVEN** that an annual general meeting for the year 2020 of Changsha Broad Homes Industrial Group Co., Ltd. (the “**Company**”) will be held at the Meeting Room of Broad Homes Headquarters, No. 248 Yinshuang Road, Yuelu District, Changsha, Hunan Province, the PRC at 10:00 a.m. on Friday, March 26, 2021 (the “**AGM**”), for the purpose of considering and approving the following resolutions:

#### **ORDINARY RESOLUTIONS:**

1. To consider and approve the report of the board of directors of the Company for the year 2020;
2. To consider and approve the report of the supervisory committee of the Company for the year 2020;
3. To consider and approve the financial report of the Company for the year 2020;
4. To consider and approve the final financial statements of the Company for the year 2020;
5. To consider and approve the financial budget report of the Company for the year 2021;
6. To consider and approve the resolution in relation to profit distribution of the Company for the year 2020;
7. To consider and approve the resolution in relation to remunerations of directors and supervisors of the Company for the year 2020;
8. To consider and approve the resolution in relation to the financing and guarantee limit of the Company and its subsidiaries for the year 2021; and
9. To consider and approve the resolution in relation to the engagement of auditors of the Company for the year 2021.



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# NOTICE OF 2020 ANNUAL GENERAL MEETING

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## SPECIAL RESOLUTION:

10. To consider and approve the resolution in relation to the report of use of proceeds from previous fund raising activity of the Company.

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

March 1, 2021

*As at the date of this notice, the Board of Directors of the Company comprises Mr. Zhang Jian, Ms. Tang Fen, Ms. Shi Donghong, Mr. Zhang Kexiang and Mr. Tan Xinming as Executive Directors; Mr. Zhang Quanaxun and Ms. Hu Keman as non-Executive Directors; and Mr. Chen Gongrong, Mr. Li Zhengnong, Mr. Wong Kai Yan Thomas and Mr. Zhao Zhengting as Independent non-Executive Directors.*

Notes:

### 1. CLOSURE OF REGISTER OF MEMBERS TO DETERMINE ENTITLEMENT TO ATTEND THE AGM

In order to ascertain shareholders' entitlement to attend the AGM, the register of members of the Company will be closed from Tuesday, March 23, 2021 to Friday, March 26, 2021 (both days inclusive). Shareholders whose names appear on the register of members of the Company on Friday, March 26, 2021 are entitled to attend and vote at the AGM. In order to qualify for attending and voting at the AGM, all duly completed transfer documents accompanied by the relevant share certificates of H shareholders whose transfer has not been registered shall be lodged with the Company's H share registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration before 4:30 p.m. on Monday, March 22, 2021.

### 2. APPOINTMENT OF PROXIES

A shareholder entitled to attend and vote at the AGM may appoint one or more proxies to attend and vote on his/her behalf. A proxy needs not to be a shareholder of the Company, but he/she must attend the AGM in person to represent the relevant shareholder.

The instrument appointing a proxy must be in writing under the hand of a shareholder or his/her attorney duly authorized in writing. If the shareholder is a corporation, that instrument must be executed either under its common seal or under the hand of its director(s) or duly authorized attorney. If that instrument is signed by an attorney of the shareholder, the power of attorney authorizing that attorney to sign or other authorization document must be notarized.

In order to be valid, the form of proxy, the notarized power of attorney or other authorization document (if any) must be delivered to the H share registrar of the Company in Hong Kong, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong (for H shareholders), or the headquarters and principal place of business of the Company at No. 248 Yinshuang Road, Yuelu District, Changsha, Hunan Province, the PRC (for domestic shareholders) not less than 24 hours before the time appointed for the holding of the AGM (i.e. no later than 10:00 a.m. on Thursday, March 25, 2021) or any adjournment thereof (as the case may be) by hand or by post. Completion and return of the form of proxy will not preclude you from attending and voting in person at the AGM if you so wish.

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## NOTICE OF 2020 ANNUAL GENERAL MEETING

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### 3. VOTING BY POLL

All resolutions at the general meeting will be taken by poll (except where the chairman decides to allow a resolution relating to a procedural or administrative matter to be voted on by a show of hands) pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”). Therefore, the resolutions as set out in the notice of the AGM will be taken by poll. The announcement of poll results will be published on the website of the Company ([www.bhome.com.cn](http://www.bhome.com.cn)) and the HKExnews website of the Hong Kong Exchanges and Clearing Limited ([www.hkexnews.hk](http://www.hkexnews.hk)) in accordance with the Listing Rules.

### 4. MISCELLANEOUS

- (1) The AGM is expected to last for no more than half a day. Shareholders or their proxies attending the AGM shall be responsible for their own travelling and accommodation expenses.
- (2) Shareholders or their proxies shall produce their identity proof when attending the AGM (and any adjournment thereof).
- (3) The H share registrar of the Company:  
  
Computershare Hong Kong Investor Services Limited  
Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong  
(for lodging transfer documents)  
17M Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong (for lodging form of proxy)  
Tel: (852) 2862 8555  
Fax: (852) 2865 0990
- (4) The headquarters and principal place of business of the Company:  
  
No. 248 Yinshuang Road, Yuelu District, Changsha, Hunan Province, the PRC  
Contact department: Board secretary office  
Tel: (86) 0731 8891 1595  
Fax: (86) 0731 8891 1595  
Contact person: Huang Fengchun
- (5) For details of the resolutions to be proposed at the AGM for consideration and approving, please refer to the circular of the Company dated March 1, 2021.