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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)

PROPOSED ELECTION OF TWO NON-EXECUTIVE DIRECTORS AND SUPPLEMENTAL NOTICE OF EXTRAORDINARY GENERAL MEETING

This supplemental circular should be read in conjunction with the circular to the Shareholders dated September 9, 2025 in relation to the EGM (the “**Original Circular**”).

A letter from the Board is set out on pages 2 to 7 of this circular.

The EGM of the Company will be held as originally scheduled at the Meeting Room of Broad Academy, No. 826 Lusong Road, High-tech Development Zone, Changsha, Hunan Province, the PRC at 10:00 a.m. on Monday, September 29, 2025. Supplemental notice of the EGM is set out on pages 8 to 9 of this supplemental circular.

The English and Chinese versions of this supplemental circular and the accompanying supplemental form of proxy are available on the websites of the Company and the Hong Kong Stock Exchange. You may access the aforesaid documents on the Company's website or browsing through the Hong Kong Stock Exchange's website.

Unless otherwise indicated, capitalised terms used herein shall have the same meanings as those defined in the Original Circular.

September 12, 2025

CONTENTS

	<i>Page</i>
Definitions	1
Letter from the Board	2
Supplemental Notice of 2025 First Extraordinary General Meeting	8

DEFINITIONS

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

“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)
“CSRC”	China Securities Regulatory Commission
“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
“General Meeting” or “EGM”	the 2025 first extraordinary general meeting to consider and, if thought fit, approve the proposed amendments to the Articles of Association
“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 Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“Hong Kong Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Latest Practicable Date”	September 5, 2025, being the latest practicable date prior to the printing of this supplemental circular for ascertaining certain information for inclusion in this supplemental circular
“RMB” or “Renminbi”	the lawful currency of the PRC
“Shareholder(s)”	the holder(s) of the share(s) of the Company

LETTER FROM THE BOARD



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 (*Duties suspended*)
Mr. Zhang Kexiang
Mr. Tan Xinming

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:

Room 804, Inter-Continental Plaza
94 Granville Road
Tsim Sha Tsui, Kowloon
Hong Kong

September 12, 2025

To the Shareholders

Dear Sir or Madam,

**PROPOSED ELECTION OF TWO NON-EXECUTIVE DIRECTORS
AND
SUPPLEMENTAL NOTICE OF EXTRAORDINARY GENERAL MEETING**

INTRODUCTION

Reference is made to the Original Circular and the notice of the EGM (the “**Original Notice**”) dated September 9, 2025, which set out the time and venue of the EGM and contain the resolutions to be tabled at the EGM for Shareholders’ approval. This supplemental circular should be read together with the Original Circular.

LETTER FROM THE BOARD

Subsequent to the publication of the Original Circular and Original Notice, the Company received (i) a nomination notice from Shenzhen Yuanzhi Fuhai Investment Partnership (Limited Partnership)* (深圳遠致富海股權投資企業(有限合夥)), a Shareholder holding approximately 5.21% of the total issued Shares at the Latest Practicable Date, proposing to add a new resolution at the EGM to consider and approve the proposed election of Ms. Li Yuan (李園) (“**Ms. Li**”) as a non-executive Director of the fourth session of the Board of Directors; and (ii) a nomination notice from Hunan Dingxinrixin Share Capital Investment Management Partnership (Limited Partnership)* (湖南鼎信日新股權投資管理企業(有限合夥)), Shanghai Longteng Bafang Enterprise Development Co., Ltd.* (上海龍騰八方企業發展有限公司), Shanghai Hanlin Venture Investment Enterprise (Limited Partnership)* (上海漢麟創業投資企業(有限合夥)), Changsha Yinghe Shengdao Private Equity Fund Partnership Enterprise (Limited Partnership) (長沙盈合盛道私募股權基金合夥企業(有限合夥)), Zhou Bin (周斌) and Wang Yongxian (王擁嫻), Shareholders holding approximately 3.59% in aggregate of the total issued Shares at the Latest Practicable Date, proposing to add a new resolution at the EGM to consider and approve the proposed election of Ms. Shi Donghong (石東紅) (“**Ms. Shi**”) as a non-executive Director of the fourth session of the Board of Directors.

The supplemental circular is issued in compliance with Rule 13.70 of the Hong Kong Listing Rules, and the purpose is to set out the supplemental notice of the EGM, and to provide you with information in relation to the proposed election of two non-executive Directors to be considered at the EGM. Save as set out in this supplemental circular, no changes have been made to matters in relation to the EGM as set out in the Original Circular and Original Notice.

PROPOSED ELECTION OF TWO NON-EXECUTIVE DIRECTORS

According to the Articles of Association, the proposed election of a Director is subject to the approval of the Shareholders. The proposals of election of Ms. Li and Ms. Shi are hereby proposed to the EGM for consideration by way of ordinary resolution. In order to allow the Shareholders to conduct the vote in respect of the proposed election, the biographical details of Ms. Li and Ms. Shi are set out below pursuant to Rule 13.51(2), Rule 13.70 and Rule 13.74 of the Hong Kong Listing Rules.

Ms. Li Yuan (李園), born in 1983, is a Chinese citizen with no permanent residency abroad. She obtained a bachelor’s degree in law and economics from Peking University (北京大學) in July 2006, and a master’s degree in civil and commercial law from Sun Yat-sen University (中山大學) in July 2008.

From September 2008 to June 2010, she served as a junior auditor at the Shenzhen office of KPMG Huazhen LLP. From July 2010 to November 2018, she served as the section head of the overseas section of investment management department of ZTE Corporation. From November 2018 to March 2020, she served as the director of investment management of ZTE (H.K.) Limited. From April 2020 to December 2023, she served as a director and general manager of ZTE (H.K.) Limited. Since January 2024, she has served as the deputy general manager, secretary of the risk control committee and chief compliance officer of Shenzhen Yuanzhi Fuhai Investment Management Co., Ltd.* (深圳市遠致富海投資管理有限公司).

LETTER FROM THE BOARD

Ms. Shi Donghong (石東紅), aged 49, currently serves as an executive Director (duties suspended) of the Company. Ms. Shi joined the Group in December 2007, and previously served as the finance manager, deputy manager of strategy office and manager of capital operation department, deputy general manager, chief financial officer, secretary of the Board and joint company secretary of the Company successively, and is responsible for the overall financial management, corporate development, capital operation and board secretarial work of the Company.

Before joining the Group, Ms. Shi served as the store ledger accountant, cashier, financial team leader as well as financial executive of Broad Lingmu successively and was mainly responsible for financial work from February 1997 to November 2007.

From October 2020 to September 2023, she concurrently served as an adjunct professor at the School of Accounting of Hunan University of Finance and Economics (湖南財政經濟學院).

Ms. Shi was awarded the title of Outstanding Entrepreneur of Changsha High-tech Zone from 2014 to 2016 by the CPC Changsha High-tech Zone Work Committee and Changsha High-tech Zone Management Committee and the title of Five-star Management Talent in May 2018 by China Association of Chief Financial Officers; was admitted as an associate member of the AAIA in December 2021, was granted the 2021 Global Leader Award by the Association of International Accountants (AIA), and was honored with the “Best Board Secretary” award at the China Financing Awards by the Hong Kong Chinese Enterprises Association and the “Outstanding Investor-Trusted Board Secretary of a Chinese Listed Company” award at the JRJ.com “Golden Wisdom Award” for listed company value selection in 2021; and was granted the AAIA International Accountant Qualification Certificate and was admitted as a Global Financial Leadership and Risk Appraiser in 2022, and received the International Accounting Outstanding Contribution Award for 2022-2023.

Ms. Shi graduated from China Central Radio and TV University* (中央廣播電視大學) majoring in accounting in November 2005. She obtained a master’s degree in business administration from Asia International Open University (Macau) in September 2010. In 2023, she obtained a doctor of business administration degree from EuroPort Business School in the Netherlands. Ms. Shi was granted the qualification of Senior International Finance Manager by the International Financial Management Association in April 2010 and the qualification of Chief Financial Officer (總會計師) by China Association of Chief Financial Officers in December 2010. In April 2022, she obtained the AAIA International Accountant certificate granted by the Association of International Accountants (AIA); in May 2022, she was admitted as a Senior Certified Financial Analyst by the China Registered Association Of Financial Analyst; in June 2022, she was admitted as a Fellow of the Institute of Public Accountants (FIPA) by the Institute of Public Accountants (Australia); in June 2022, she was admitted as a Fellow Financial Accountant (FFA) by the Institute of Financial Accountants (UK); in September 2022, she was admitted as a Global Financial Leadership and Risk Appraiser (GFLRA) by the Association of International Accountants (AIA); in February 2023, she became a certified public accountant of the Hong Kong Institute of Certified Public Accountants; in May 2024, she obtained the LCCI Level 4 Certificate in Financial Accounting awarded by the London Chamber of Commerce and Industry (LCCI) in the United Kingdom; and in August 2024, she was recognized as an International Accounting Advanced Professional by the Enterprise Financial Management Association of China.

As at the Latest Practicable Date, Ms. Shi was interested in 3,876,000 H Shares and 6,936,000 Domestic Shares of the Company.

LETTER FROM THE BOARD

Each of Ms. Li and Ms. Shi, being a candidate for Director, will enter into a service contract with the Company to perform her duties as a Director of the fourth session of the Board of the Company after her nomination is approved at the EGM until the expiry of the term of office of the fourth session of the Board, and shall be eligible for re-election upon the expiry of her term of office. Their remuneration will be determined by the remuneration and appraisal committee of the Company with reference to their qualifications, experience and prevailing market conditions.

Save as disclosed above, as of the Latest Practicable Date, each of Ms. Li and Ms. Shi has confirmed that she did not hold (i) any other position with the Company or other members of the Group; (ii) any directorship in any other public companies the securities of which are listed on any securities market in Hong Kong or overseas in the last three years preceding her appointment; (iii) any other major appointments or professional qualifications; (iv) any interest in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Each of Ms. Li and Ms. Shi has further confirmed that, save as disclosed above, she does not have any relationship with any Directors, senior management, substantial Shareholders or controlling Shareholders (as defined in the Hong Kong Listing Rules) of the Company.

Save as disclosed above, there are no other matters relating to the appointment of Ms. Li and Ms. Shi that need to be brought to the attention of the Shareholders and there is no other information that should be disclosed pursuant to Rule 13.51(2)(h) to (v) of the Hong Kong Listing Rules.

LETTER FROM THE BOARD

EGM

A supplemental notice of the EGM to be held as originally scheduled at the Meeting Room of Broad Academy, No. 826 Lusong Road, High-tech Development Zone, Changsha, Hunan Province, the PRC at 10:00 a.m. on Monday, September 29, 2025 is set out on pages 8 to 9 of this supplemental circular.

A supplemental form of proxy in respect of the ordinary resolutions to consider and approve the proposed election of two non-executive Directors (the “**Supplemental Form of Proxy**”) is enclosed with this supplemental circular. The form of proxy issued by the Company along with the Original Circular of the Company dated September 9, 2025 (the “**Original Form of Proxy**”) will remain valid and effective to the fullest extent applicable if correctly completed and lodged with the H share registrar of the Company in Hong Kong or the headquarters and principal place of business of the Company. A Shareholder may appoint one or more proxies to attend and vote on his/her behalf. For the avoidance of doubt, should the proxies being appointed to attend the EGM under each of the Original Form of Proxy and/or the Supplemental Form of Proxy are different and more than one of the proxies attended the EGM, only the proxy validly appointed under the Original Form of Proxy shall be designated to vote at the EGM. If you have validly appointed a proxy to attend the EGM on your behalf but do not duly complete and return the Supplemental Form of Proxy, your proxy will be entitled to vote at discretion on your behalf on the supplemental resolutions set out in the supplemental notice of the EGM dated September 12, 2025 (the “**Supplemental Notice**”). If you do not duly complete and return the Original Form of Proxy but have duly completed and returned the Supplemental Form of Proxy and validly appointed a proxy to attend the EGM on your behalf, your proxy will be entitled to vote at discretion on your behalf on the resolutions set out in the Original Notice.

Please refer to the Original Notice for details in respect of other resolutions to be considered and approved at the EGM, eligibility for attending the EGM, proxy, registration procedures, closure of register of members and other relevant matters. Please note that, the resolutions “to consider and approve the election of Ms. Li Yuan as a non-executive Director of the fourth session of the Board of Directors of the Company” and “to consider and approve the election of Ms. Shi Donghong as a non-executive Director of the fourth session of the Board of Directors of the Company” shall be supplemented in the Original Notice as items 4.7 and 4.8 under “Ordinary Resolutions”.

RECOMMENDATIONS

The Board (including the independent non-executive Directors) are of the opinion that, the proposal procedures and contents of all of the resolutions as set out in the supplemental notice of the EGM for Shareholders’ consideration and approval are in compliance with the provisions of the Articles of Association, and the Board fully respects and safeguards Shareholders’ exercise of their relevant rights in accordance with relevant regulations.

LETTER FROM THE BOARD

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



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)

**SUPPLEMENTAL NOTICE OF
2025 FIRST EXTRAORDINARY GENERAL MEETING**

Reference is made to the circular of Changsha Broad Homes Industrial Group Co., Ltd. (the “**Company**”) and the notice of the 2025 first extraordinary general meeting of the Company (the “**EGM**”) dated September 9, 2025 (the “**Original Notice**”), which set out the time and venue of the EGM and contain the resolutions to be tabled at the EGM for shareholders’ approval.

SUPPLEMENTAL NOTICE IS HEREBY GIVEN that the EGM of the Company will be held as originally scheduled at the Meeting Room of Broad Academy, No. 826 Lusong Road, High-tech Development Zone, Changsha, Hunan Province, the PRC at 10:00 a.m. on Monday, September 29, 2025 for the purposes of considering and, if deemed appropriate, approving the following resolutions set out in items 4.7 and 4.8 as ordinary resolutions, in addition to the resolutions set out in the Original Notice. Unless the context otherwise requires, capitalized terms used herein shall have the same meanings as defined in the Company’s circular dated September 9, 2025 (the “**Supplemental Circular**”).

RESOLUTIONS TO BE CONSIDERED AND APPROVED AT THE EGM

ORDINARY RESOLUTIONS:

- 4.7 To consider and approve the election of Ms. Li Yuan as a non-executive Director of the fourth session of the Board of Directors of the Company; and
- 4.8 To consider and approve the election of Ms. Shi Donghong as a non-executive Director of the fourth session of the Board of Directors of the Company.

Details of the above resolutions to be proposed at the EGM are contained in the Supplemental Circular, which is available on the website of Hong Kong Exchanges and Clearing Limited (www.hkex.com.hk) and the website of the Company (www.bhome.com.cn).

On behalf of the Board

Changsha Broad Homes Industrial Group Co., Ltd.

Zhang Jian

Chairman

September 12, 2025

As at the date of this notice, the Board comprises Mr. Zhang Jian, Ms. Tang Fen, Ms. Shi Donghong (Duties suspended), Mr. Zhang Kexiang and Mr. Tan Xinming as executive directors of the Company.

SUPPLEMENTAL NOTICE OF 2025 FIRST EXTRAORDINARY GENERAL MEETING

Notes:

- (1) Please note that, the resolutions “to consider and approve the election of Ms. Li Yuan as a non-executive Director of the fourth session of the Board of Directors of the Company” and “to consider and approve the election of Ms. Shi Donghong as a non-executive Director of the fourth session of the Board of Directors of the Company” shall be supplemented in the Original Notice as items 4.7 and 4.8 under “Ordinary Resolutions”. The numberings of other items in the Original Notice shall remain unchanged.
- (2) A supplemental form of proxy (the “**Supplemental Form of Proxy**”) containing the resolutions mentioned above is enclosed with the Supplemental Circular. The form of proxy issued by the Company along with the circular of the Company dated September 9, 2025 (the “**Original Form of Proxy**”) will remain valid and effective to the fullest extent applicable if correctly completed and lodged with the H share registrar of the Company in Hong Kong or the headquarters and principal place of business of the Company.
- (3) If you intend to appoint a proxy to attend the EGM, you are requested to complete the Original Form of Proxy and/or the enclosed Supplemental Form of Proxy in accordance with the instructions printed thereon. In order to be valid, the form of proxy, the 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 Center, 183 Queen’s Road East, Wanchai, Hong Kong (for H shareholders), or the headquarters and principal place of business of the Company at Broad Academy, Broad Homes Industrial Park Phase II, No. 826 Lusong 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 EGM (i.e. no later than 10:00 a.m. on Sunday, September 28, 2025) or any adjournment thereof (as the case may be) by hand or by post.
- (4) A Shareholder may appoint one or more proxies to attend and vote on his/her behalf. For the avoidance of doubt, should the proxies being appointed to attend the EGM under each of the Original Form of Proxy and/or the Supplemental Form of Proxy are different and more than one of the proxies attended the EGM, only the proxy validly appointed under the Original Form of Proxy shall be designated to vote at the EGM. If you have validly appointed a proxy to attend the EGM on your behalf but do not duly complete and return the Supplemental Form of Proxy, your proxy will be entitled to vote at discretion on your behalf on the supplemental resolutions set out in this supplemental notice. If you do not duly complete and return the Original Form of Proxy but have duly completed and returned the Supplemental Form of Proxy and validly appointed a proxy to attend the EGM on your behalf, your proxy will be entitled to vote at discretion on your behalf on the resolutions set out in the Original Notice.
- (5) Please refer to the Original Notice for details in respect of other resolutions to be considered and approved at the EGM, eligibility for attending the EGM, proxy, registration procedures, closure of register members and other relevant matters.