

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities or an invitation to enter into an agreement to do any such things, nor is it calculated to invite any offer to acquire, purchase or subscribe for any securities. This announcement is not for distribution, directly or indirectly, in or into the United States or to U.S. persons (as defined in the United States Securities Act of 1933, as amended). Moreover, this announcement is not an offer of securities for sale in the United States or to U.S. persons. The Notes may not be offered or sold in the United States or to U.S. persons absent registration or an exemption from registration under the United States Securities Act of 1933, as amended. The Issuer does not intend to register any part of the proposed offering in the United States and there will be no public offer of securities in the United States or to U.S. persons. The securities described herein will be sold in accordance with all applicable laws and regulations.

This announcement and the listing document referred to herein have been published for information purposes only as required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and do not constitute an offer to sell nor a solicitation of an offer to buy any securities. Neither this announcement nor anything referred to herein (including the listing document) forms the basis for any contract or commitment whatsoever. For the avoidance of doubt, the publication of this announcement and the listing document referred to herein shall not be deemed to be an offer of securities made pursuant to a prospectus issued by or on behalf of the issuer for the purposes of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Cap. 32) of Hong Kong nor shall it constitute an advertisement, invitation or document containing an invitation to the public to enter into or offer to enter into an agreement to acquire, dispose of, subscribe for or underwrite securities for the purposes of the Securities and Futures Ordinance (Cap. 571) of Hong Kong.

Notice to Hong Kong investors: The Issuer confirms that the Notes are intended for purchase by Professional Investors (as defined in Chapter 37 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and in the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong)) only and have been listed on The Stock Exchange of Hong Kong Limited on that basis. Accordingly, the Issuer confirms that the Notes are not appropriate as an investment for retail investors in Hong Kong. Investors should carefully consider the risks involved.



THE HONG KONG MORTGAGE CORPORATION LIMITED

香港按揭證券有限公司

(Issuer)

(incorporated with limited liability under the Companies Ordinance of Hong Kong)

Issue of CNY120,000,000 3.005 per cent. Notes due November 2022

(Notes)

(Stock Code: 85932)

to be issued under the Issuer's U.S.\$12,000,000,000 Medium Term Note Programme

TABLE OF CONTENTS

OFFERING CIRCULAR DATED 26 JUNE 2020

APPENDIX — PRICING SUPPLEMENT FOR THE NOTES DATED 23 NOVEMBER 2020