Annex

Major Terms of Bauhinia 4

<table>
<tr><td>Issuer</td><td>Bauhinia ILBS 1 Limited[1], an SPV incorporated in Hong Kong, China</td></tr>
<tr><td>Sponsor, Collateral Manager, Risk Retention Holder</td><td>The Hong Kong Mortgage Corporation Limited</td></tr>
<tr><td>Issue Date</td><td>30 October 2026</td></tr>
<tr><td>Issuance Size</td><td>US$481.5 million</td></tr>
<tr><td>Classes of Note</td><td>
<table>
<tr><th>Class</th><th>Principal Amount (US$ Mn)</th><th>Credit Ratings (Moody's)</th></tr>
<tr><td>A1-SU</td><td>128.5</td><td>Aaa (sf)</td></tr>
<tr><td>A1</td><td>242.2</td><td>Aaa (sf)</td></tr>
<tr><td>B</td><td>46.0</td><td>Aa2 (sf)</td></tr>
<tr><td>C</td><td>18.0</td><td>A3 (sf)</td></tr>
<tr><td>D</td><td>22.6</td><td>NR</td></tr>
<tr><td>Sub. Notes</td><td>24.2</td><td>NR</td></tr>
<tr><td>Total</td><td>481.5</td><td></td></tr>
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<tr><td>Asset Pool</td><td>42 senior infrastructure debt obligations across 32 projects</td></tr>
<tr><td>A1-SU Notes</td><td>The A1-SU Notes is issued in accordance with the Sponsor's Social, Green and Sustainability Financing Framework</td></tr>
<tr><td>Listing</td><td>The Hong Kong Stock Exchange</td></tr>
<tr><td>Sole Global Coordinator</td><td>Standard Chartered Bank</td></tr>
<tr><td>Joint Bookrunners</td><td>BNP Paribas, China International Capital Corporation Hong Kong Securities Limited, ING Bank N.V., Singapore Branch, MUFG Securities Asia Limited, SMBC Nikko Securities (Hong Kong) Limited, Standard Chartered Bank</td></tr>
<tr><td>Co-Managers</td><td>Fubon Bank (Hong Kong) Limited, Haitong International Securities Group Limited</td></tr>
<tr><td>Legal Counsels</td><td>Linklaters, Simmons & Simmons, Clifford Chance</td></tr>
<tr><td>Trustee</td><td>DB Trustees (Hong Kong) Limited</td></tr>
<tr><td>Transaction Administrator</td><td>Deutsche Bank AG, Hong Kong Branch</td></tr>
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[1] The name of the SPV is to be renamed.