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**CHINA INVESTMENTS HOLDINGS LIMITED**

**中國興業控股有限公司\***

*(Incorporated in Bermuda with limited liability)*

**(Stock code: 132)**

**DISCLOSEABLE TRANSACTION  
ENTERING INTO FINANCE LEASES AS THE LESSOR**

On 4 November 2021, Greengold Leasing, a subsidiary of the Company, entered into the Finance Leases with the Lessee, to obtain the ownership of the Assets from the Lessee for an aggregate consideration of RMB150,000,000 (equivalent to approximately HK\$182,550,000), which would be leased back to the Lessee for its use and possession for a term of 2 years.

As some of the applicable percentage ratios for the transactions contemplated under the Finance Leases and Incidental Documentation are more than 5% but all of them are less than 25%, the entering into of the Finance Leases and Incidental Documentation constitutes a discloseable transaction of the Company pursuant to Chapter 14 of the Listing Rules.

**THE FINANCE LEASES AND INCIDENTAL DOCUMENTATION**

The Board is pleased to announce that Greengold Leasing entered into the Finance Leases and Incidental Documentation, the principal terms of which are as follows:–

**Date of the Finance Leases:**

4 November 2021

The Finance Leases will take effect upon compliance of the applicable requirements of the Listing Rules by the Company.

**Parties:**

- (1) Greengold Leasing, a subsidiary of the Company, as the lessor;
- (2) the Lessee; and
- (3) the Guarantors (in relation to the guarantee).

To the best of the Directors' knowledge, information and belief having made all reasonable enquiry, the Lessee, the Guarantors and their ultimate beneficial owners are Independent Third Parties.

**Transfer of Assets and consideration**

Greengold Leasing will be transferred the unencumbered ownership of Assets 1 and Assets 2 from the Lessee on an "as-is" basis at the consideration of RMB30,000,000 (equivalent to approximately HK\$36,510,000) and RMB120,000,000 (equivalent to approximately HK\$146,040,000) in cash pursuant to Finance Lease 1 and Finance Lease 2 respectively, payable within 12 months from the date of the Finance Leases. The transfer agreements for Finance Lease 1 and Finance Lease 2 were entered into between Greengold Leasing and the Lessee on the date of the Finance Leases, effecting the terms of the Finance Leases in relation to the transfer of the Assets from the Lessee to Greengold Leasing above.

Such consideration amount was determined following arm's length negotiations by the parties to the Finance Leases with reference to the original cost of Assets 1 and Assets 2 of approximately RMB30,520,000 (equivalent to approximately HK\$37,143,000) and RMB120,930,000 (equivalent to approximately 147,172,000) respectively, and their state, which were reviewed by Greengold Leasing's experienced leasing team. The consideration amount for the acquisition of the Assets will be funded through the internal resources of the Group and/or external banking facilities.

**Lease period**

Greengold Leasing will lease back the Assets to the Lessee for its use and possession for a term of 2 years commencing from the day the consideration for the Assets transfer has been paid by Greengold Leasing.

## **Payments under the Finance Leases**

In respect of Finance Lease 1, the total amount of lease payments is approximately RMB36,846,000 (equivalent to approximately HK\$44,842,000), comprising (a) the lease principal payment of RMB30,000,000 (equivalent to approximately HK\$36,510,000) and (b) the aggregate lease interest and other fees and expenses under the relevant Incidental Documentation of approximately RMB6,846,000 (equivalent to approximately HK\$8,332,000). Both the lease principal and interest will be paid quarterly over the lease period.

In respect of Finance Lease 2, the total amount of lease payments is approximately RMB147,382,000 (equivalent to approximately HK\$179,364,000), comprising (a) the lease principal payment of RMB120,000,000 (equivalent to approximately HK\$146,040,000) and (b) the aggregate lease interest and other fees and expenses under the relevant Incidental Documentation of approximately RMB27,382,000 (equivalent to approximately HK\$33,324,000). Both the lease principal and interest will be paid quarterly over the lease period.

The terms of the Finance Leases, including the lease principal and lease interest, were determined after arm's length negotiations between the parties to the Finance Leases with reference to the principal amount of the leases, the interest risk of financing, the prime lending rate published by the National Interbank Funding Center from time to time, the credit risks associated with the Finance Leases and the targeted overall return of the Group for the Finance Leases.

## **Termination and transfer of the Assets to the Lessee**

The Lessee may terminate the Finance Leases provided that all outstanding amounts due thereunder and a compensation equivalent to 20% of the total outstanding lease interest amount as at the time of early termination have been settled. At the end of the lease period or in the event of an early termination of the Finance Leases, subject to the settlement of all outstanding amounts due, the Lessee had agreed to purchase the Assets at a nominal purchase price of RMB100 each (equivalent to approximately HK\$121.7).

## **Guarantee deposits**

The Lessee will pay interest-free deposits of RMB1,500,000 (equivalent to proximately HK\$1,826,000) and RMB6,000,000 (equivalent to approximately HK\$7,302,000) to Greengold Leasing on the same day the consideration for the Assets transfer has been paid by Greengold Leasing to secure its payment obligations under Finance Lease 1 and Finance Lease 2 respectively.

## **Guarantee**

The Guarantors had executed a guarantee on the date of the Finance Leases guaranteeing Greengold Leasing, effectively on a joint and several basis, the due and punctual settlement of any and all amount payable by the Lessee under the Finance Leases.

## **Pledges**

Pursuant to the asset pledge agreements entered into between Greengold Leasing and the Lessee on the date of the Finance Leases, although the ownership of the Assets shall be transferred to Greengold Leasing as lessor as part of the Finance Leases, the Assets are treated as security of payment obligations of the Lessee under the Finance Leases and the Lessee may continue to utilize the Assets during the lease term.

The Lessee had also executed a charge in favour of Greengold Leasing, charging a piece of land with an area of 39,506.60 square meters situated in Shishan Town, Nanhai District, Foshan City, Guangdong Province, the PRC, as security of its payment obligations under the Finance Leases.

## **REASONS FOR AND BENEFITS OF ENTERING INTO THE FINANCE LEASES AND INCIDENTAL DOCUMENTATION**

The entering into of the Finance Leases and Incidental Documentation is part of Greengold Leasing's ordinary and usual course of business and is expected to provide a stable revenue and cashflow to the Group.

The Directors consider that the Finance Leases and Incidental Documentation and the transactions contemplated thereunder are on normal commercial terms which are made on an arm's length basis and are fair and reasonable and in the best interests of the Group and the Shareholders as a whole.

## **INFORMATION ON THE ASSETS**

Assets 1 comprise car parking spaces situated in Shishan Town, Nanhai District, Foshan City, Guangdong Province, the PRC.

Assets 2 comprise car parking spaces and various interior decoration items situated in Shishan Town, Nanhai District, Foshan City, Guangdong Province, the PRC.

The Lessee will bear any maintenance, taxation and other costs and levies associated with the Assets.

## **LISTING RULES IMPLICATION**

As some of the applicable percentage ratios for the transactions contemplated under the Finance Leases and Incidental Documentation are more than 5% but all of them are less than 25%, the entering into of the Finance Leases and Incidental Documentation constitutes a discloseable transaction of the Company pursuant to Chapter 14 of the Listing Rules.

## **PRINCIPAL BUSINESSES OF THE PARTIES**

### **The Group**

The Group is principally engaged in hotel investment, management and operation, property investments in both properties held for sale and investment properties, finance leasing, wellness elderly care, big data and civil explosives businesses. Through its joint ventures and associated companies, the Group also participates and invests in fast growing sectors, including electric utilities in the PRC.

### **Greengold Leasing**

Greengold Leasing is a subsidiary of the Company, which is principally engaged in the provision of finance, including through finance leasing, with a focus on environmental protection projects in the PRC.

### **The Lessee**

The Lessee is a limited liability company established in the PRC and is principally engaged in the development and operation of the Jinxiu Huating Garden (錦繡華庭花園) real estate development project in Guangdong Province.

### **The Guarantors**

Guarantor 1 is a limited liability company established in the PRC and is principally engaged in real estate development and operation, real estate leasing operation, asset management and real estate intermediary services.

Guarantor 2 is a limited liability company established in the PRC and is principally engaged in the sale of hardware and electrical equipment, construction materials, leather products, plastic products, household chemical products, knitwear and textiles and department store goods.

Guarantor 3 is a limited liability company established in the PRC and is principally engaged in real estate leasing operation and real estate development and operation.

Guarantor 4 is a limited liability company established in the PRC and is principally engaged in real estate leasing operation and real estate development and operation.

Guarantor 5, Guarantor 6 and Guarantor 7 are all natural persons in the PRC.

## DEFINITIONS

In this announcement, unless the context requires otherwise, the following terms have the meanings as respectively ascribed below:

“Assets 1”	shall have the meaning as disclosed in the section headed “INFORMATION ON THE ASSETS” in this announcement
“Assets 2”	shall have the meaning as disclosed in the section headed “INFORMATION ON THE ASSETS” in this announcement
“Assets”	collectively, Assets 1 and Assets 2
“Board”	the board of Directors of the Company
“Company”	China Investments Holdings Limited (中國興業控股有限公司), a company incorporated in Bermuda with limited liability, the shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 132)
“Director(s)”	the director(s) of the Company
“Finance Lease 1”	the finance lease agreement dated 4 November 2021 entered into between Greengold Leasing and the Lessee in relation to the transfer of ownership and lease back of Assets 1
“Finance Lease 2”	the finance lease agreement dated 4 November 2021 entered into between Greengold Leasing and the Lessee in relation to the transfer of ownership and lease back of Assets 2
“Finance Leases”	collectively, Finance Lease 1 and Finance Lease 2
“Greengold Leasing”	Canton Greengold Financial Leasing Ltd.* (廣東綠金融資租賃有限公司)(formerly known as Canton Risen Financial Leasing Co., Ltd.* (廣東粵盛科融資租賃有限公司)), a company incorporated in the PRC with limited liability and a subsidiary of the Company

“Group”	the Company and its subsidiaries
“Guarantor 1”	Foshan City Fushu Properties Co., Ltd.* (佛山市富樹置業有限公司), a company incorporated in the PRC with limited liability, which holds 36% equity interest in the Lessee, and an Independent Third Party
“Guarantor 2”	Foshan City Nanhai District Luocun Chuangshi Trading Co., Ltd.* (佛山市南海區羅村創世貿易有限公司), a company incorporated in the PRC with limited liability, which holds 24% equity interest in the Lessee, and an Independent Third Party
“Guarantor 3”	Foshan City Xiaohao Properties Co., Ltd.* (佛山市小豪置業有限公司), a company incorporated in the PRC with limited liability, which holds 20% equity interest in the Lessee, and an Independent Third Party
“Guarantor 4”	Foshan City Luwei Properties Co., Ltd.* (佛山市蘆葦置業有限公司), a company incorporated in the PRC with limited liability, which holds 10% equity interest in the Lessee, and an Independent Third Party
“Guarantor 5”	Zhao Jiangqiu* (招講球), being a PRC individual holding 6% equity interest in the Lessee, and an Independent Third Party
“Guarantor 6”	Yang Ling* (楊玲), being a PRC individual and an Independent Third Party
“Guarantor 7”	Xiao Lihong* (蕭禮洪), being a PRC individual holding directly or indirectly through his shareholding in certain Guarantors totalling 39.64% equity interest in the Lessee, and an Independent Third Party
“Guarantors”	collectively, Guarantor 1, Guarantor 2, Guarantor 3, Guarantor 4, Guarantor 5, Guarantor 6 and Guarantor 7
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“HK\$”	Hong Kong Dollar, the lawful currency of Hong Kong
“Incidental Documentation”	the agreements incidental to the Finance Leases, including the transfer agreements, the consultancy agreements, the guarantee, the asset pledge agreements and a charge

“Independent Third Party(ies)”	(an) independent third party(ies) not connected with the Group and any Director, chief executive or substantial shareholder of the Group or any of its subsidiaries or their respective associate of any of them as defined in the Listing Rules
“Lessee”	Foshan City Nanhai Jinxiu Huating Real Estate Development Co., Ltd.* (佛山市南海錦繡華庭房地產開發有限公司), a company incorporated in the PRC with limited liability and an Independent Third Party
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“PRC”	the People’s Republic of China which, for the purpose of this announcement, excludes Hong Kong, the Macau Special Administrative Region of the People’s Republic of China and Taiwan
“RMB”	Renminbi, the lawful currency of the PRC
“Shareholder(s)”	shareholder(s) of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent

On behalf of  
**China Investments Holdings Limited**  
**HE Xiangming**  
*Chairman*

Hong Kong, 5 November 2021

*As at the date of this announcement, the Board consists of six executive Directors, namely Mr. HE Xiangming (Chairman), Mr. FU Weiqiang (Managing Director), Mr. YOU Guang Wu (Director), Mr. HUANG Zhihe (Deputy Managing Director), Ms. WANG Xin (Deputy Managing Director) and Mr. CHENG Weidong (Deputy Managing Director) and three independent non-executive Directors, namely Mr. CHAN Kwok Wai, Mr. CHEN Da Cheng and Mr. DENG Hong Ping.*

*For the purpose of this announcement, amounts denominated in RMB have been translated into HK\$ at the exchange rate of RMB1 = HK\$1.217. Such translations should not be construed as a representation that the amounts in question have been, could have been or could be converted at any particular rate at all.*

\* For identification purpose only