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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 A FINANCE LEASE AS THE LESSOR

On 6 January 2020, Canton Risen, a subsidiary of the Company, entered into the Finance Lease with the Lessees, to acquire the ownership of the Assets from the Lessees for RMB50,000,000 (equivalent to approximately HK\$55,750,000), which would be leased back to the Lessees for their use and possession for a term of 5 years.

References are made to (i) the announcement dated 25 January 2019, (ii) the announcement dated 21 February 2019 and (iii) the circular dated 14 March 2019 of the Company in relation to the Existing Finance Leases and Incidental Documentation, in which two of the Lessees of the Finance Lease are the same parties as those in the Existing Finance Leases and Incidental Documentation, which were themselves a major transaction of the Company under the Listing Rules.

As the applicable percentage ratios calculated in accordance with the Listing Rules in respect of the Finance Lease and the incidental documentation are more than 5% but less than 25%, the transactions contemplated under the Finance Lease and the incidental documentation constitute a discloseable transaction for the Company under the Listing Rules. The Finance Lease and incidental documentation, when aggregated with the Existing Finance Leases and Incidental Documentation, will not classify the matter in a transaction class higher than the major transaction already approved and disclosed as per the announcement and circular of the Company of 21 February 2019 and 14 March 2019 respectively.

THE FINANCE LEASE AND THE INCIDENTAL DOCUMENTATION

The Board is pleased to announce that Canton Risen entered into the Finance Lease and the incidental documentation, the principal terms of which are as follows:–

Date:

6 January 2020

The Finance Lease would be effective upon compliance of the applicable requirements of the Listing Rules by the Company.

Parties:

- (1) Canton Risen, a subsidiary of the Company, as the lessor;
- (2) the Lessees; and
- (3) the Guarantor (in relation to the relevant guarantee).

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

Transfer of Assets and consideration

Canton Risen will acquire the unencumbered ownership of the Assets from the Lessees on an "as-is" basis for RMB50,000,000 (equivalent to approximately HK\$55,750,000) in cash and, payable within 1 month from the date of the Finance Lease to any of the Lessees as the Lessees may decide pursuant to the transfer agreement entered into between Canton Risen and the Lessees on the date of the Finance Lease.

Such consideration amount was determined following arm's length negotiations by the parties with reference to the original cost of the Assets of approximately RMB76,535,911.72 (equivalent to approximately HK\$85,337,541.57) and their state, which were reviewed by Canton Risen's experienced finance leasing team. All of the consideration amount for the acquisition of the Assets is expected to be funded through the internal resources of the Group.

The consideration amount will provide additional liquidity for the Lessees.

Lease period

Canton Risen will lease back the Assets to Lessees for their use and possession for a term of 5 years commencing from the day the consideration for the Assets transfer has been paid by Canton Risen. Unless otherwise waived by Canton Risen, the release of payment of the consideration for the Assets transfer by Canton Risen is conditional upon the fulfillment of certain conditions within 1 month from the date of the Finance Lease including, mainly, the satisfactory provision of the relevant guarantee by the Guarantor.

Lease payments

Pursuant to the Finance Lease, the total amount of lease payments is approximately RMB58,574,982.60 (equivalent to approximately HK\$65,311,105.60) (subject to changes of the loan prime rate for 1 year RMB loans), comprising (a) the lease principal payment of RMB50,000,000 (equivalent to approximately HK\$55,750,000) and (b) the aggregate lease interest of approximately RMB8,574,982.60 (equivalent to approximately HK\$9,561,105.60) (subject to changes of the loan prime rate for 1 year RMB loans). Both the lease principal and the interest shall be payable every three months in twenty (20) installments during the lease period with the first installment being payable on 18 March 2020.

The aggregate lease interest amounts are calculated on the then outstanding lease principal payment amount (being initially the amount of consideration for the Assets transfer paid by Canton Risen) at 155 basic points above the loan prime rate for 1 year RMB loans (the prevailing loan prime rate for 1 year RMB loans is 4.15% and therefore the interest rate is approximately 5.7% p.a. as at the date hereof). Such interest rate was determined after arm's length negotiations between the parties to the Finance Lease with reference to the principal amount of the lease, the return of the Finance Lease for the Group and the credit risks associated with the Finance Lease.

The Lessees will facilitate all credit checks by Canton Risen with the Credit Reference Center of the PBOC from time to time.

Termination and purchase option

The Lessees may terminate the Finance Lease provided that all outstanding amounts due thereunder and a compensation equivalent to 20 percent of the total outstanding lease interest amount as at the time of early termination have been settled by them. All payment obligations of the Lessees towards Canton Risen are joint and several, regardless of whether any of them may have actual possession and/or usage of the Assets. At the end of the lease period or in the event of an early termination of the Finance Lease, subject to the settlement of all outstanding amounts due, the Lessees will have the right to purchase the Assets at a nominal purchase price of RMB1 (equivalent to approximately HK\$1.115).

Guarantee deposit

The Lessees will pay an interest-free deposit of RMB1,500,000 (equivalent to approximately HK\$1,672,500) to Canton Risen on the same day the consideration for the Assets transfer has been paid by Canton Risen to secure their payment obligations under the Finance Lease.

Guarantee

The Guarantor had executed a guarantee on the date of the Finance Lease guaranteeing Canton Risen, effectively on a joint and several basis, the due and punctual settlement of any and all amounts payable by the Lessees under the Finance Lease.

Consultancy agreement

In addition, on 6 January 2020, Canton Risen entered into a consultancy agreement with Lessee 1 whereby Canton Risen has agreed to provide financial consultancy service to Lessee 1 and Lessee 1 has agreed to pay an aggregate fee of RMB2,500,000 (equivalent to approximately HK\$2,787,500) to Canton Risen.

Such fee was determined after arm's length negotiations between the parties to the Finance Lease with reference to the return of the Finance Lease for the Group as a whole and would be payable in lump sum to Canton Risen within three business days (but if the three-business-day period shall lie between two months, the consultancy fee shall be paid by the end of the earlier month) after Lessee 1 confirms in writing that Canton Risen has completed the provision of consultancy service pursuant to the agreement.

REASONS FOR AND BENEFITS OF ENTERING INTO THE FINANCE LEASE AND THE INCIDENTAL DOCUMENTATION

The entering into of the Finance Lease and the incidental documentation is part of Canton Risen's ordinary and usual course of business which is expected to provide a stable revenue and cashflow to the Group.

The Directors consider that the Finance Lease and the 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

Asset 1 comprises the ancillary pipeline network for Dali Town Chengxi Sewage Treatment Plant (Phase 1) – Guangzhou-Foshan Shinkansen Phase 2 Main Pipeline Project.

Asset 2 comprises the ancillary pipeline network for Dali Town Chengxi Sewage Treatment Plant (Phase 1) – Gaobian, Fengchi, Zhongbian and Chantan Road Districts Sewage Pipeline Project.

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

LISTING RULES IMPLICATION

As the applicable percentage ratios calculated in accordance with the Listing Rules in respect of the Finance Lease and the incidental documentation are more than 5% but less than 25%, the transactions contemplated under the Finance Lease and the incidental documentation constitute a discloseable transaction for the Company under the Listing Rules. The Finance Lease and incidental documentation, when aggregated with the Existing Finance Leases and Incidental Documentation, will not classify the matter in a transaction class higher than the major transaction already approved and disclosed as per the announcement and circular of the Company of 21 February 2019 and 14 March 2019 respectively.

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, wellness elderly care, finance leasing and big data businesses. Through its joint ventures and associates, the Group also participates and invests in fast-growing sectors, including electric utilities, civil explosives and finance leasing in the PRC.

Canton Risen

Canton Risen is a subsidiary of the Company, which is principally engaged in the provision of finance, including through finance leasing, with an initial focus on government public utility, environmental protection, new energy and telecommunication projects in the PRC.

The Lessees

Lessee 1 is a limited liability company established in the PRC and is principally engaged in the business of property leasing in the PRC.

Lessee 2 is a limited liability company established in the PRC and is principally engaged in the investment, construction and operation management of sewage treatment and its ancillary facilities in the PRC.

Lessee 3 is a collective enterprise established in the PRC and is principally engaged in the business of property leasing in the PRC.

The Guarantor

The Guarantor is a state-owned enterprise established in the PRC and is principally engaged in the business of property leasing in the PRC.

DEFINITIONS

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

“Asset 1”	shall have the meaning as disclosed in the section headed “INFORMATION ON THE ASSETS” in this announcement
“Asset 2”	shall have the meaning as disclosed in the section headed “INFORMATION ON THE ASSETS” in this announcement
“Assets”	collectively, Asset 1 and Asset 2
“Board”	the board of Directors of the Company
“business day(s)”	any day(s) other than Saturday(s), Sunday(s) and statutory holiday(s) of the PRC
“Canton Risen”	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
“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
“Existing Finance Leases and Incidental Documentation”	being the finance lease agreements and incidental documentation dated 23 January 2019 and 21 February 2019 entered into between Canton Risen and the then lessees, the details of which have been disclosed in the announcements and circular of the Company dated 25 January 2019, 21 February 2019 and 14 March 2019 respectively
“Finance Lease”	the finance lease agreement dated 6 January 2020 entered into between Canton Risen and the Lessees in relation to the transfer of ownership and lease back of the Assets

“Group”	the Company and its subsidiaries
“Guarantor”	Foshan City Nanhai District Dali Land Resources Development Co.* (佛山市南海區大瀝土地資源開發公司), a state-owned enterprise incorporated in the PRC, which is ultimately controlled by the People’s Government of Dali Town, Nanhai District, Foshan City, and an Independent Third Party
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“HK\$”	Hong Kong Dollar, the lawful currency of Hong Kong
“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 1”	Foshan City Nanhai Hengyuan Property Management Co., Ltd.* (佛山市南海恒源物業管理有限公司), a limited liability company incorporated in the PRC, which is ultimately controlled by the People’s Government of Yanbu Town, Nanhai District, Foshan City, and an Independent Third Party
“Lessee 2”	Foshan City Nanhai District Dali Town Yuansheng Water Treatment Co., Ltd.* (佛山市南海區大瀝鎮源生水處理有限公司), a limited liability company incorporated in the PRC, which is ultimately controlled by the People’s Government of Dali Town, Nanhai District, Foshan City, and an Independent Third Party
“Lessee 3”	Foshan City Nanhai District Dali Agricultural Machinery Co.* (佛山市南海區大瀝農業機械公司), a collective enterprise incorporated in the PRC, which is ultimately controlled by the People’s Government of Dali Town, Nanhai District, Foshan City, and an Independent Third Party
“Lessees”	collectively, Lessee 1, Lessee 2 and Lessee 3

“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“PBOC”	the People’s Bank of China
“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, 8 January 2020

As at the date of this announcement, the Board consists of five executive Directors, namely Mr. HE Xiangming (Chairman), Mr. LIN Pingwu (Managing Director), Mr. YOU Guang Wu (Director), Mr. HUANG Zhihe (Deputy Managing Director) and Ms. WANG Xin (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\$1.115. 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