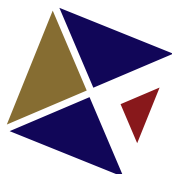


Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance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



CHINA PROPERTIES INVESTMENT HOLDINGS LIMITED

中國置業投資控股有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 736)

DISCLOSEABLE TRANSACTION RELATING TO THE PROVISION OF LOAN

THE LOAN AGREEMENT

On 12 April 2019 (after trading hours), the Lender, a wholly-owned subsidiary of the Company, entered into the Loan Agreement with the Borrower, pursuant to which the Lender has agreed to lend to the Borrower a term loan in the principal amount of RMB35,000,000.00 (equivalent to approximately HK\$40,600,000.00) repayable on the Repayment Date.

THE LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Loan exceeds 5% but all of them are less than 25%, the Loan constitutes a discloseable transaction for the Company and is subject to reporting and announcement requirements under Chapter 14 of the Listing Rules.

THE LOAN AGREEMENT

Date:	12 April 2019
Lender:	Shanghai Xiang Chen Hang Place The Industry Co. Limited*, a wholly-owned subsidiary of the Company
Borrower:	To the best knowledge, information and belief of the Directors having made all reasonable enquiries, the Borrower is an independent third party not connected with the Company and its connected person and other borrowers of the Group.

* For identification purposes only

Principal Loan Amount:	Renminbi thirty five million (RMB35,000,000.00) (equivalent to approximately HK\$40,600,000.00)
Drawdown Date:	subject to the execution and registration of the Equity Pledge and the terms of the Loan Agreement, means 12 April 2019
Repayment Date:	the date falling on the date before second anniversary date from the Drawdown Date
Interest:	10% per annum
Security for the Loan:	The Borrower has agreed to execute the Equity Pledge in favour of the Lender over the Secured Collateral upon the terms of the Equity Pledge

The terms of the Loan Agreement were arrived at after arm's length negotiations between the Lender and the Borrower having considered the current market norm in relation to similar transactions.

The Loan will be funded by internal resources.

INFORMATION ON THE COMPANY, THE GROUP AND THE LENDER

The Company is an investment holding company and the principal activities of the Group are investment holding, property investment, financial services and money lending.

The Lender is a company incorporated in PRC and a wholly owned subsidiary of the Company and is principally engaged in the business of property investment.

INFORMATION ON THE BORROWER

To the best knowledge, information and belief of the Directors having made all reasonable enquiries, the Borrower is a merchant and an independent third party not connected with the Company and its connected person and other borrowers of the Group.

REASONS FOR THE LOAN

The Loan will provide interest income to the Lender. The Directors consider that the provision of the Loan will result in a reasonable and stable income and interest return to the Group.

The Directors consider that the transactions contemplated by the Loan Agreement are on normal commercial terms and the terms of the Loan Agreement are fair and reasonable and are in the interests of the Company and its Shareholders as a whole.

THE LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Loan exceeds 5% but all of them are less than 25%, the Loan constitutes a discloseable transaction for the Company and is subject to reporting and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms shall have the following meanings:

“Board”	the board of Directors
“Borrower”	the borrower under the Loan Agreement
“Company”	China Properties Investment Holdings Limited (中國置業投資控股有限公司*), a company incorporated in Bermuda with limited liability whose shares are listed on the Stock Exchange
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Equity Pledge”	the equity pledge contract agreed to be provided by the Borrower in favour of the Lender over the Secured Collateral to secure the Borrower’s liability and obligations under the Loan Agreement
“Director(s)”	director(s) of the Company
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	Hong Kong Special Administrative Region of PRC
“Lender”	Shanghai Xiang Chen Hang Place The Industry Co. Limited*, a company incorporated in PRC and a wholly-owned subsidiary of the Company
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange

* For identification purposes only

“Loan”	a term loan in the principal amount of RMB35,000,000.00 (equivalent to approximately HK\$40,600,000.00) granted by the Lender to the Borrower pursuant to the terms of the Loan Agreement
“Loan Agreement”	a loan agreement dated 12 April 2019 entered into between the Lender and the Borrower relating to the provision of the Loan
“PRC”	the People’s Republic of China
“Renminbi” or “RMB”	Renminbi, the lawful currency of PRC
“Secured Collateral”	45% of the equity interest of a company incorporated in PRC and the entire equity interest of that company is owned by the Borrower
“Shareholders”	shareholders of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent.

By Order of the Board
China Properties Investment Holdings Limited
Han Wei
Chairman

Hong Kong, 12 April 2019

As at the date of this announcement, the executive Directors are Mr. Han Wei and Mr. Au Tat On and the independent non-executive Directors are Mr. Lai Wai Yin, Wilson, Ms. Cao Jie Min and Mr. Liang Kuo-Chieh.

In case of inconsistency, the English text of this announcement shall prevail over the Chinese text.