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上海醫藥集團股份有限公司

**Shanghai Pharmaceuticals Holding Co., Ltd.\***

*(A joint stock company incorporated in the People's Republic of China with limited liability)*

**(Stock Code: 02607)**

## **CONTINUING CONNECTED TRANSACTIONS ENTERING INTO PROPERTY LEASING FRAMEWORK AGREEMENT**

### **PROPERTY LEASING FRAMEWORK AGREEMENT**

On 29 October 2020, the Company (as the lessee) and Shanghai Pharmaceutical (Group) (as the lessor) entered into the Property Leasing Framework Agreement in respect of the property leasing service provided by Shanghai Pharmaceutical (Group) to the Group for a term of three years commencing from 1 January 2021 and ending on 31 December 2023.

### **IMPLICATIONS UNDER THE LISTING RULES**

As Shanghai Pharmaceutical (Group) is a controlling shareholder of the Company, it is a connected person of the Company under Rule 14A.07 of the Listing Rules. As such, according to Chapter 14A of the Listing Rules, the transactions contemplated under the Property Leasing Framework Agreement constitute continuing connected transactions of the Company.

As the applicable percentage ratio (as defined under Rule 14.07 of the Listing Rules) of the highest proposed annual caps for the transactions contemplated under the Property Leasing Framework Agreement is more than 0.1% but less than 5%, such continuing connected transactions are subject to the reporting, annual review and announcement requirements but exempt from the circular and independent shareholders' approval requirement under Chapter 14A of the Listing Rules.

The Board announced that, on 29 October 2020, the Company and Shanghai Pharmaceutical (Group) agreed and entered into the Property Leasing Framework Agreement, pursuant to which, Shanghai Pharmaceutical (Group) will provide property leasing services to the Group.

### **PRINCIPLE TERMS OF THE PROPERTY LEASING FRAMEWORK AGREEMENT**

#### **Parties**

(a) Shanghai Pharmaceutical (Group) (as the lessor)

(b) the Company (as the lessee)

<b>Term</b>	three years commencing from 1 January 2021 and ending on 31 December 2023
<b>Subject matter</b>	<p>Pursuant to the Property Leasing Framework Agreement, Shanghai Pharmaceutical (Group) will provide property leasing services to the Group.</p> <p>The Group and Shanghai Pharmaceutical (Group) will enter into individual agreements in respect of the relevant property leasing provided, terms and conditions of which shall be consistent with the Property Leasing Framework Agreement.</p> <p>The rent payable by the Group includes specific rent, property management fees and other fees actually incurred. The specific rent, timing of payment and payment method shall be set out in the individual agreements.</p> <p>For each of the years ending 31 December 2021, 2022 and 2023, the estimated highest rent under the Property Leasing Framework Agreement is RMB100 million.</p>
<b>Pricing Principles</b>	The rent and other terms under the individual agreements shall be fair and reasonable and on normal commercial terms. Specifically, the rent shall not exceed the amount of rent to be charged by an independent third party in respect of similar leased properties.

## **ACCOUNTING METHOD OF LEASE UNDER THE PROPERTY LEASING FRAMEWORK AGREEMENT**

The Group initially implemented the Accounting Standards for Business Enterprises No. 21 - Leases (2018 Amendments) from 1 January 2019, according to which, the Group will not re-evaluate existing lease agreements before the date of first implementation (i.e. 1 January 2019), but only adjust the retained earnings at the beginning of 2019 and the number of relevant items in the financial statements based on the cumulative impact of such standard. In accordance with the China Accounting Standards for Business Enterprises applicable to the Group and in the Company's consolidated statement of financial position, at the commencement date of the lease, the Company, as the lessee, shall recognize a right-of-use asset representing its right to use the underlying leased assets and a lease liability representing its current obligation to make lease payments, except for simplified short-term lease and low-value asset lease. The right-of-use asset shall be initially measured at cost. The lease liability shall be initially measured according to the present value of the lease payment that has not yet been paid at the commencement date of the lease. In accordance with the China Accounting Standards for Business Enterprises and in the Company's consolidated comprehensive income statement, the Company shall recognize (i) depreciation charges over the life of the right-of-use asset, and (ii) interest expenses from the lease liability amortized over the lease term.

## **HISTORICAL TRANSACTION AMOUNTS**

According to the guidance issued by the Hong Kong Stock Exchange, the annual caps for leases under the Property Leasing Framework Agreement should be determined based on the total value of right-of-use assets relating to the leases to be entered into by the Company each year.

The Group initially implemented the Accounting Standards for Business Enterprises No. 21 - Leases (2018 Amendments) from 1 January 2019, according to which, the Group will not re-evaluate existing lease agreements before the date of first implementation (i.e. 1 January 2019). The total value of the right-of-use assets relating to the leases entered into by the Group with Shanghai Pharmaceutical (Group) relating to the lease agreement for each of the two years ended 1 January 2019, 31 December 2019 and the six months ended 30 June 2020 amounted to approximately RMB2,021.72 million, RMB3,295.51 million and RMB4,812.06 million, respectively.

The total rent payable to Shanghai Pharmaceutical (Group) under the lease agreement entered into by the Group with Shanghai Pharmaceutical (Group) for each of the two years of 2018 and 2019 and the six months ended 30 June 2020 amounted to approximately RMB4,221.55 million, RMB4,745.70 million and RMB2,552.36 million, respectively.

## ANNUAL CAPS AND BASIS OF DETERMINATION

The estimated highest rents for the transactions contemplated under the Property Leasing Framework Agreement for each of the years ending 31 December 2021, 2022 and 2023 are set out below:

	For the year ending 31 December		
	2021	2022 (RMB 0'000)	2023
Estimated highest rent payable by the Group to Shanghai Pharmaceutical (Group)	10,000	10,000	10,000

For each of the years ending 31 December 2021, 2022 and 2023, the Group will determine the annual caps for leases under the Property Leasing Framework Agreement based on the total value of the right-of-use assets relating to the leases. The proposed annual caps of such right-of-use assets are set out below:

	For the year ending 31 December		
	2021	2022 (RMB 0'000)	2023
Annual caps	18,000	18,000	18,000

The annual caps set out above have been determined after taking into account: (i) the pricing basis as set out in the Property Leasing Framework Agreement; (ii) the historical amounts of right-of-use assets in respect of the property leasing between the Group and Shanghai Pharmaceutical (Group); (iii) the terms of the existing lease agreements, including their respective expiration dates; and (iv) the Group's demand in entering into new property leases due to the expansion of business.

## REASONS FOR AND BENEFITS OF THE PROPERTY LEASING FRAMEWORK AGREEMENT

The Company is of the view that, entering into the Property Leasing Framework Agreement is able to ensure the stableness of the Group's leased properties and to satisfy future demand of the Group's business from time to time, which is in the overall interests of the Group. Shanghai Pharmaceutical (Group) is familiar with the business demand of the Group, which is in favor of the Group in reducing its administrative cost.

The Board (including the independent non-executive Directors) are of the view that the continuing connected transactions contemplated under the Property Leasing Framework Agreement are entered into in the ordinary and usual course of business of the Company, on normal commercial terms, and are in the

interests of the Company and its shareholders as a whole.

Pursuant to the requirements of relevant laws and regulations, the Listing Rules and the articles of association of the Company, when the Board reviewed the resolution in respect of the Property Leasing Framework Agreement, Mr. ZHOU Jun and Mr. GE Dawei, as the connected directors, abstained from voting. Save for the above, to the best of Directors' knowledge, information and belief, and after making all reasonable enquiries, no other Director had a material interest in the Property Leasing Framework Agreement or shall abstain from voting on board resolutions approving the Property Leasing Framework Agreement and the transactions contemplated thereunder.

## INTERNAL CONTROL MEASURES

In order to effectively implement the Property Leasing Framework Agreement, the Company has adopted the following internal control measures:

(a) the financial department and other relevant departments of the Company will continuously inspect and regularly collect and evaluate the pricing principles, transaction terms and actual transaction amounts under the Property Leasing Framework Agreement to ensure that the transactions thereunder are conducted on normal commercial terms or on terms no less favorable than those available from independent third parties and that the total transaction value for relevant leases will not exceed the proposed annual caps before the relevant approval procedures; and

(b) the Company's auditor and the independent non-executive Directors will conduct annual review on the pricing principles, transaction terms and the proposed annual caps under the Property Leasing Framework Agreement.

## IMPLICATIONS UNDER THE LISTING RULES

As Shanghai Pharmaceutical (Group) is a controlling shareholder of the Company, it is a connected person of the Company under Rule 14A.07 of the Listing Rules. As such, according to Chapter 14A of the Listing Rules, the transactions contemplated under the Property Leasing Framework Agreement constitute continuing connected transactions of the Company.

As the applicable percentage ratio (as defined under Rule 14.07 of the Listing Rules) of the highest proposed annual caps for the transactions contemplated under the Property Leasing Framework Agreement is more than 0.1% but less than 5%, such continuing connected transactions are subject to the reporting, annual review and announcement requirements but exempt from the circular and independent shareholders' approval requirement under Chapter 14A of the Listing Rules.

## GENERAL INFORMATION

*Shanghai Pharmaceutical (Group)*

**Location:** No. 92 Zhangjiang Road, Shanghai

**Correspondence address:** No. 200 Taicang Road, Shanghai

**Registered capital:** RMB3.159 billion

**Business scope:** Research of pharmaceutical products, medical devices and related products; manufacture, sales, installation and maintenance of pharmaceutical equipment; industrial investment; government-approved import and export businesses.

Shanghai Pharmaceutical (Group) is ultimately controlled by the Shanghai State-owned Assets Supervision and Administration Commission.

## *Company*

Headquartered in Shanghai, the Company is a national integrated pharmaceutical company in the PRC that has leading positions in both pharmaceutical production and distribution markets. The Company's business mainly covers two segments, namely, pharmaceutical industry and pharmaceutical business. The A shares and H shares of the Company are listed on the Shanghai Stock Exchange and the Hong Kong Stock Exchange, respectively. The controlling shareholders of the Company are Shanghai Industrial Investment (Holdings) Co., Ltd. (上海實業（集團）有限公司), Shanghai Pharmaceutical (Group) and Shanghai Shangshi (Group) Co., Ltd. (上海上實（集團）有限公司).

## **DEFINITIONS**

Unless the context otherwise requires, the following expressions in this announcement shall have the following meanings:

<b>“Board”</b>	the board of directors of the Company
<b>“Company”</b>	Shanghai Pharmaceuticals Holding Co., Ltd.* (上海醫藥集團股份有限公司), a joint stock company incorporated in the PRC with limited liability (listed on the Shanghai Stock Exchange with stock code 601607 and on the Main Board of the Hong Kong Stock Exchange with stock code 02607), and if the context requires, including its subsidiaries from time to time
<b>“connected person(s)”</b>	has the meaning ascribed thereto under the Listing Rules
<b>“controlling shareholder(s)”</b>	has the meaning ascribed thereto under the Listing Rules
<b>“Directors”</b>	the directors of the Company
<b>“Group”</b>	the Company and its subsidiaries
<b>“Hong Kong Stock Exchange”</b>	The Stock Exchange of Hong Kong Limited
<b>“Listing Rules”</b>	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
<b>“PRC” or “China”</b>	the People's Republic of China, but for the purposes of this announcement only, excluding Hong Kong, Macau Special Administrative Region and Taiwan
<b>“Property Leasing Framework Agreement”</b>	the property leasing framework agreement entered into between the Company and Shanghai Pharmaceutical (Group) dated 29 October 2020 in respect of the property leasing service provided by Shanghai Pharmaceutical (Group) to the Group
<b>“individual agreement(s)”</b>	individual property leasing agreement(s) entered into between the Group and Shanghai Pharmaceutical (Group) in according with the principles set out in the Property Leasing Framework Agreement

“RMB”	Renminbi, the lawful currency of the People’s Republic of China
“Shanghai Pharmaceutical (Group)”	Shanghai Pharmaceutical (Group) Co., Ltd.* (上海醫藥(集團)有限公司), a controlling shareholder of the Company, and if the context requires, including its subsidiaries (except the Company) from time to time
“%”	per cent

By order of the Board  
**Shanghai Pharmaceuticals Holding Co., Ltd.\***  
**ZHOU Jun**  
*Chairman*

Shanghai, the PRC, 30 October 2020

*As of the date of this announcement, the executive Directors of the Company are Mr. CHO Man, Mr. LI Yongzhong and Mr. SHEN Bo; the non-executive Directors are Mr. ZHOU Jun, Mr. GE Dawei and Ms. LI An; and the independent non-executive Directors are Mr. CAI Jiangnan, Mr. HONG Liang, Mr. GU Zhaoyang and Mr. Manson FOK.*

*\* For identification purpose only*