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絲路投資

Asia Pacific Silk Road Investment Company Limited

亞太絲路投資有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 767)

**DISCLOSEABLE TRANSACTION
LEASE AGREEMENT**

The Board is pleased to announce that on 9 December 2020, the Lessee (a wholly-owned subsidiary of the Company) and the Lessor entered into the Lease Agreement in respect of the lease of the Premises commencing from 16 December 2020 for a term of one (1) year, with the option to renew for another (1) year.

As one of the applicable percentage ratios (as defined in the Listing Rules) in respect of the transaction contemplated under the Lease Agreement exceed 5% but are below 25%, the transaction contemplated under the Lease Agreement constitute a discloseable transaction of the Company and is subject to the reporting and announcement requirements under the Listing Rules.

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THE LEASE AGREEMENT

Principal terms of the Lease Agreement are summarised below:

- Date:** 9 December 2020
- Parties:** (i) the Lessor, as lessor; and
(ii) the Lessee (a wholly-owned subsidiary of the Company), as lessee.

To the best knowledge, information and belief of the Directors having made all reasonable enquiries, the Lessor and its ultimate beneficial owner are Independent Third Parties.

Premises: 36,000 square feet of Dietary Supplement Manufacturer located at 13260 E Temple Ave, City of Industry, California 91746

Use of the Premises: For making products and the on-site tour under agreement and arrangement from the Lessor

Term: Commencing from 16 December 2020 to 15 December 2021 (“**Initial Term**”) and the Lessee shall have option to renew for another one (1) year

Rental: US\$200,000 (equivalent to approximately HK\$1,560,000) per month for the Initial Term with rent for the renewal period to be negotiated in good faith

Security Deposit: US\$20,000 (equivalent to approximately HK\$156,000)

The rent under the Lease Agreement was determined after arm’s length negotiations between the Lessor and the Lessee, after taking into consideration the prevailing market rates.

REASONS FOR AND BENEFITS OF THE LEASE AGREEMENT

The Group leases the Premises for the research and development (R&D), production, and sale of dietary supplements. Located in City of Industry, California, the plant has a site area of 116,000 square feet and a floor area of 36,000 square feet. It has the CGMP, FDA and NSF certifications of the United States as well as the certificates for drug manufacturing, healthcare product processing and organic food processing in California, the United States. With 5 production lines, it has an annual output of 6 million bottles of NMN products. It also has an independent laboratory and an R&D team to help clients with the R&D of specific formulas, and is able to manufacture OEM products. The Group leases the Premises for the R&D, production and sale of dietary supplements such as NMN with the aim of developing a complete series of longevity science products and

becoming a leading brand of NMN longevity products. With the launch of the world's latest generation (Fifth Generation) of NMN products, namely APOLLO 1 NMN9600 Longevity Supplement, APOLLO 1 NMN9600 Reverse Aging Supplement, ZJ1 NMN12000 Reverse Aging Supplement, ZJ1 NMN12000 Longevity Supplement, ZJ1 NMN10000 Longevity Supplement, in 2021, the Company will be able to support the health and promote the longevity of at least half a million people around the world who pursue high quality of life.

The terms of the Lease Agreement, including the rental payments, were determined after arm's length negotiations between the Lessor and the Lessee upon normal commercial terms taking into consideration the prevailing market rates. The Lease Agreement facilitates the future developments of the Group. Having taken into account the above reasons and benefits, the Board therefore considers that the terms of the Lease Agreement are on normal commercial terms, fair and reasonable and the transaction contemplated thereunder is in the interests of the Company and its shareholders as a whole.

INFORMATION OF THE PARTIES

The principal activity of the Company is investment holding and through its subsidiaries, operation of money lending, securities and other investments and financial and investment advisory. The Lessee is a wholly-owned subsidiary of the Company.

To the best knowledge, information and belief of the Directors having made all reasonable enquiries, the Lessor is a company incorporated in the United States and is specialized in manufacturing dietary supplements and wholesale of high-valued ingredients. The ultimate beneficial owner of the Lessor is Mr. Zheng Zhaoqiang. The Lessor and its ultimate beneficial owner are Independent Third Parties.

LISTING RULES IMPLICATIONS

As one of the applicable percentage ratios (as defined under the Listing Rules) in respect of the transaction contemplated under the Lease Agreement exceed 5% but are below 25%, the transaction contemplated thereunder constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements under the Listing Rules.

DEFINITIONS

The following terms shall have the following meanings ascribed to them respectively in this announcement unless the context otherwise requires:

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| “Board” | the board of Directors from time to time |
| “Company” | Asia Pacific Silk Road Investment Company Limited, a company incorporated in Bermuda and the issued shares of which are listed on the Main Board of the Stock Exchange (stock code: 767) |

“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	the director(s) of the Company from time to time
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	Hong Kong Special Administrative Region of the People’s Republic of China
“Independent Third Party(ies)”	person(s) or company(ies) who is(are) independent of and not connected (within the meaning of the Listing Rules) with the Company and its connected persons
“Lease Agreement”	the lease agreement entered into between the Lessee and the Lessor on 9 December 2020 in relation to the lease of the Premises
“Lessee”	Perpetual Master Limited, a company incorporated in the British Virgin Islands which is a wholly-owned subsidiary of the Company
“Lessor”	Auchem Inc., a company incorporated in the United States, an Independent Third Party, the ultimate beneficial owner of which is Mr. Zheng Zhaoqiang
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Premises”	36,000 square feet of Dietary Supplement Manufacturer located at 13260 E Temple Ave, City of Industry, California 91746
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Term”	the fixed term of one (1) year commencing on 16 December 2020 and expiring on 15 December July 2021 under the Lease Agreement with the option to renew for another one (1) year
“US\$”	United States dollars, the lawful currency of the United States of America
“%”	per cent.

For the purpose of this announcement only, the conversion of US\$ to HK\$ is based on the exchange rate of US\$1.00 to HK\$7.80.

By order of the Board
Asia Pacific Silk Road Investment Company Limited
Yan Li
Executive Director

Hong Kong, 10 December 2020

As at the date of this announcement, the Directors are:

Executive Directors

Mr. Yan Li

Mr. Yeung Siu Keung

Non-executive Director

Ms. Yu Yang

Independent non-executive Directors

Mr. Wong Man Hong

Mr. Zheng Zhen

Mr. To Langa Samuelson

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