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**GOOD VISION DEVELOPMENT  
LIMITED**

**高偉發展有限公司**

*(Incorporated in Hong Kong with limited liability)*



**WAH HA REALTY COMPANY LIMITED**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 278)**

**JOINT ANNOUNCEMENT  
DESPATCH OF COMPOSITE DOCUMENT RELATING TO  
VOLUNTARY UNCONDITIONAL CASH OFFER BY  
EDDID CAPITAL LIMITED AND MAXA CAPITAL LIMITED  
ON BEHALF OF  
GOOD VISION DEVELOPMENT LIMITED  
FOR ALL THE ISSUED SHARES IN  
WAH HA REALTY COMPANY LIMITED  
HELD BY THE OFFER SHAREHOLDERS**

**Joint Financial Advisers to the Offeror in relation to the Offer**



**Independent Financial Adviser to the Company in relation to the Offer**



References are made to the joint announcement dated 13 March 2023 (the “**Joint Announcement**”) jointly issued by Good Vision Development Limited (the “**Offeror**”) and Wah Ha Realty Company Limited (the “**Company**”) in relation to, among other things, the voluntary unconditional cash offer by Eddid Capital Limited and Maxa Capital Limited on behalf of the Offeror for all the issued Shares held by the Offer Shareholders and the joint announcement dated 3 April 2023 jointly issued by the Offeror and the Company in relation to the delay in despatch of Composite Document. Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Joint Announcement.

## **DESPATCH OF THE COMPOSITE DOCUMENT**

The Composite Document containing, among other things, (a) further details of the Offer (including the expected timetable and the terms of the Offer); (b) a letter of recommendation from the Independent Board Committee to the Offer Shareholders in relation to the Offer; (c) a letter of advice from the Independent Financial Adviser to the Independent Board Committee and the Offer Shareholders in relation to the Offer; (d) a property valuation report on all the properties of the Group and its associated companies, and together with the Form of Acceptance, have been despatched to the Shareholders on 26 April 2023 in accordance with the Takeovers Code.

## **EXPECTED TIMETABLE**

The expected timetable set out below is indicative only and may be subject to changes. Further announcement(s) will be made in the event that there is any change to the following timetable as and when appropriate.

Despatch date of the Composite Document and the accompanying Form of Acceptance . . . . .	Wednesday, 26 April 2023
Offer open for acceptance. . . . .	Wednesday, 26 April 2023
Closing Date of the Offer ( <i>Notes 1 and 4</i> ). . . . .	Wednesday, 17 May 2023
Latest time and date for acceptance of the Offer on the Closing Date ( <i>Notes 2 and 4</i> ) . . . . .	4:00 p.m. on Wednesday, 17 May 2023
Announcement of the results of the Offer as at the Closing Date to be posted on the website of the Stock Exchange . . . . .	no later than 7:00 p.m. on Wednesday, 17 May 2023
Latest date for posting of remittances for the amounts due in respect of valid acceptances received under the Offer on or before 4 : 00 p.m. on the Closing Date ( <i>Notes 3 and 4</i> ). . . . .	Monday, 29 May 2023

*Notes:*

- (1) The Offer, which is unconditional in all respects, will close for acceptances at 4:00 p.m. on Wednesday, 17 May 2023 unless the Offeror revises or extends the Offer in accordance with the Takeovers Code. The Offeror has the right under the Takeovers Code to extend the Offer until such date as it may determine subject to compliance with the Takeovers Code (or as permitted by the Executive in accordance with the Takeovers Code). The Offeror will issue an announcement in relation to any extension of the Offer no later than 7:00 p.m. on Wednesday, 17 May 2023, which announcement will state the next Closing Date.
- (2) If you wish to accept the Offer, you should ensure your duly completed and signed Form of Acceptance and the relevant documents arrive at the Registrar by no later than the prescribed time. If you choose to deliver the documents by post, you should consider the timing requirements for postage. Beneficial owners of the Offer Shares who hold their Offer Shares in CCASS directly as an investor participant or indirectly via a broker or custodian participant should note the timing requirements for causing instructions to be made to CCASS in accordance with the General Rules of CCASS and CCASS Operational Procedures. Acceptances of the Offer are irrevocable and are not capable of being withdrawn, except in the circumstances as set out in the section headed “Right of Withdrawal” on page I-7 of Appendix I to the Composite Document.
- (3) Remittances in respect of the cash consideration (after deducting the seller’s ad valorem stamp duty in respect of acceptances of the Offer) payable for the Offer Shares tendered under the Offer will be despatched to those Offer Shareholders accepting the Offer (to the address specified on the relevant Form of Acceptance) by ordinary post at their own risk as soon as possible, but in any event within seven (7) Business Days following the date of receipt by the Registrar of all the relevant documents to render the acceptance under the Offer complete and valid.
- (4) If there is a tropical cyclone warning signal number 8 or above, or a black rainstorm warning: (a) in force in Hong Kong at any local time before 12:00 noon but no longer in force after 12:00 noon on the latest date for acceptance of the Offer and the latest date for posting of remittances for the amounts due under the Offer in respect of valid acceptances, the latest time for acceptance of the Offer will remain at 4:00 p.m. on the same Business Day and the latest date for the posting of remittances will remain on the same Business Day; and (b) in force in Hong Kong at any local time between 12:00 noon and 4:00 p.m. on the latest date for acceptance of the Offer and the latest date for posting of remittances for the amounts due under the Offer in respect of valid acceptances, the latest time for acceptance of the Offer will be rescheduled to 4:00 p.m. on the next following Business Day which does not have either of those warnings in force at any time between 9:00 a.m. and 4:00 p.m. and the posting of remittances will be the next following Business Day which does not have either of those warnings in force at any time between 9:00 a.m. and 4:00 p.m.

Save as disclosed above, if the latest time for acceptance of the Offer does not take effect on the date and at the time stated above, other dates mentioned in the expected timetable above may be affected. The Offeror and the Company will notify Shareholders by way of announcement(s) of any change to the expected timetable as soon as possible.

**All time and date references contained in this joint announcement, the Composite Document and the accompanying Form of Acceptance are to Hong Kong time and date.**

### **CONTINUED SUSPENSION OF TRADING**

Trading in the Shares has been suspended with effect from 9:00 a.m. on 15 September 2022. The resumption of trading in the Shares is subject to the Company’s satisfaction of all resumption guidance set out by the Stock Exchange, remediation of the issues causing the trading suspension and full compliance with the Listing Rules. The trading in the Shares remains suspended until further notice.

## WARNING

**This joint announcement is made in compliance with the Takeovers Code for the purpose of, among other things, informing the Shareholders of the Offer. The Directors make no recommendation as to the fairness or reasonableness of the terms of the Offer or as to the acceptance of the Offer in this joint announcement. Shareholders and potential investors of the Company are reminded to read the Composite Document, especially the letter from the Independent Board Committee and the letter from the Independent Financial Adviser, and consider their recommendations and advice in connection with the Offer. Shareholders and potential investors of the Company are advised to exercise caution when dealing in the Shares. Persons who are in doubt as to the action they should take should consult their professional advisers.**

By order of the board of directors of  
**Good Vision Development Limited**  
高偉發展有限公司  
**Cheung Lin Wee**  
Director

By order of the board of directors of  
**Wah Ha Realty Company Limited**  
華廈置業有限公司  
**Cheung Kee Wee**  
Chairman

Hong Kong, 26 April 2023

*As at the date of this joint announcement, the directors of the Offeror are Messrs. Cheung Kee Wee, Cheung Lin Wee and Cheung Ying Wai, Eric.*

*The directors of the Offeror jointly and severally accept full responsibility for the accuracy of the information contained in this joint announcement (other than the information relating to the Group), and confirm, having made all reasonable enquires, that to the best of their knowledge, opinions expressed in this joint announcement (other than those expressed by the Directors in their capacity as Directors) have been arrived at after due and careful consideration and there are no other facts not contained in this joint announcement, the omission of which would make any statement in this joint announcement misleading.*

*As at the date of this joint announcement, the Board comprises Messrs. Cheung Kee Wee, Cheung Lin Wee and Cheung Ying Wai, Eric as Executive Directors, Mr. Ng Kwok Tung as Non-executive Director and Messrs. Chan Woon Kong, Chan Wing Tat and Kok Lap Seng as Independent Non-executive Directors.*

*All the Directors jointly and severally accept full responsibility for the accuracy of the information contained in this joint announcement (other than the information relating to the Offeror and the Offeror Concert Parties), and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this joint announcement (other than those expressed by the directors of the Offeror in their capacity as directors of the Offeror) have been arrived at after due and careful consideration and there are no other facts not contained in this joint announcement, the omission of which would make any statement in this joint announcement misleading.*

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