

*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 CHENGTONG DEVELOPMENT GROUP LIMITED**

**中國誠通發展集團有限公司**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 217)**

### **DISCLOSEABLE TRANSACTION — SALE AND LEASEBACK ARRANGEMENT**

On 27 June 2022, Chengtong Financial Leasing, an indirect wholly-owned subsidiary of the Company, entered into the Sale and Leaseback Agreement with the Lessee, pursuant to which Chengtong Financial Leasing will purchase the Leased Assets from the Lessee and will lease the Leased Assets back to the Lessee for a term of three (3) years, subject to early termination in accordance with the terms and conditions of the Sale and Leaseback Agreements.

On 19 February 2020, Chengtong Financial Leasing entered into the Previous Transaction with the Lessee's subsidiary. Since the Previous Transaction is still subsisting when the Sale and Leaseback Arrangement is entered into, the Sale and Leaseback Arrangement is aggregated with the Previous Transaction for the purpose of calculating the relevant percentage ratios (as defined under the Listing Rules).

As the highest percentage ratio (as defined under the Listing Rules) in respect of the Sale and Leaseback Arrangement, both when calculated individually and when aggregated with the Previous Transaction, exceeds 5% but is less than 25%, the Sale and Leaseback Arrangement constitutes a discloseable transaction of the Company and is subject to the notification and announcement requirements under Chapter 14 of the Listing Rules.

On 27 June 2022, Chengtong Financial Leasing, an indirect wholly-owned subsidiary of the Company, entered into the Sale and Leaseback Agreements with the Lessee in respect of the Sale and Leaseback Arrangement, the major terms of which are set out below.

## **SALE AND LEASEBACK ARRANGEMENT**

### **Date**

27 June 2022

### **Parties**

Lessor: Chengtong Financial Leasing

Lessee: The Lessee

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Lessee and its ultimate beneficial owner (being QBJ SASAB) are Independent Third Parties, and the Lessee is principally engaged in the operation and management of an industrial park located in Chengdu City, the PRC, and trading of sandstone.

### **Subject matter**

Subject to the fulfilment of certain conditions as set out in the Sale and Leaseback Agreement (including but not limited to the obtaining of all necessary approvals by the Lessee in relation to the Sale and Leaseback Arrangement, the signing by the Guarantor and the coming into effect of the relevant guarantee agreement, and the payment of the security money (as set out below) by the Lessee), Chengtong Financial Leasing will purchase the Leased Assets from the Lessee at the Purchase Price of RMB100 million (equivalent to HK\$117 million), and the Leased Assets will be leased back to the Lessee for a period of three (3) years ("**Lease Term**") from the date on which the Purchase Price is paid by Chengtong Financial Leasing.

If any of the conditions are not satisfied on or before 31 August 2022, Chengtong Financial Leasing shall have the right to unilaterally terminate the Sale and Leaseback Agreement.

### **Purchase Price**

The Purchase Price of RMB100 million (equivalent to HK\$117 million) was agreed between Chengtong Financial Leasing and the Lessee with reference to the appraised value of the Leased Assets as at 10 June 2022 which amounted to approximately RMB107.25 million (equivalent to approximately HK\$125.48 million). The Lessee does not separately account for the profits before tax and after tax of the Leased Assets.

The Purchase Price will be satisfied by the internal resources of the Group and/or borrowings.

### **Legal title**

Chengtong Financial Leasing owns the legal title of the Leased Assets during the Lease Term.

## **Lease payment**

The total amount of lease payment over the Lease Term is estimated to be approximately RMB109.42 million (equivalent to approximately HK\$128.02 million) which shall be paid by the Lessee to Chengtong Financial Leasing in twelve (12) quarterly instalments during the Lease Term.

The total amount of lease payment represents the sum of the lease principal amount (being the amount of Purchase Price to be paid by Chengtong Financial Leasing) and the lease interest which is calculated at the five (5)-year loan prime rate as promulgated by the National Interbank Funding Center under the authority of the People's Bank of China (“LPR”) from time to time on the then outstanding lease principal amount. In the event that the LPR changes during the Lease Term, adjustments will be made to such lease interest rate on an annual basis on 1 January every year except in the case where the Lessee has overdue lease payment and has not paid all overdue payments and liquidated damages, the interest rate applied will not be adjusted when the LPR is reduced. The interest rate has been agreed after arm's length negotiations between the parties with reference to the Purchase Price payable by Chengtong Financial Leasing for the purchase of the Leased Assets and the credit risks associated with the Sale and Leaseback Arrangement.

## **Lessee's right to repurchase the Leased Assets**

Upon the expiry of the Lease Term, subject to the Lessee having paid all the lease payment and any other payables (if any) to Chengtong Financial Leasing in accordance with the terms of the Sale and Leaseback Agreement, the Lessee shall have the right to repurchase the Leased Assets at a nominal consideration of RMB1.00.

## **Security money**

The Lessee agrees to pay a sum of RMB3 million (equivalent to HK\$3.51 million) as security money for the performance of its obligations under the Sale and Leaseback Agreement.

If the Lessee fails to fully perform any obligation under the Sale and Leaseback Agreement, Chengtong Financial Leasing has the right to apply the security money to set off against any amount owed by the Lessee to it in the following order: overdue interest, other payables, damages (if any), lease payment and repurchase price. If the Lessee has fully performed all its obligations under the Sale and Leaseback Agreement, Chengtong Financial Leasing shall return the security money to the Lessee or use the security money to set off against the lease payment for the last corresponding period. The security money shall not bear any interest.

## **Guarantee**

The Guarantor, which is a State-owned enterprise established in the PRC with limited liability, has provided a guarantee in favour of Chengtong Financial Leasing for all amounts payable by the Lessee under the Sale and Leaseback Agreement, including but not limited to the lease payment, damages and other payables. The guarantee is irrevocable and continuing in nature.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Guarantor is principally engaged in construction of urban infrastructure projects in Qingbaijiang District of Chengdu City, the PRC, and the Guarantor and its ultimate beneficial owner (being QBJ SASAB) are Independent Third Parties.

## **REASONS FOR AND BENEFITS OF THE SALE AND LEASEBACK ARRANGEMENT**

The Group is principally engaged in leasing, bulk commodity trade, property development and investment and marine recreation services and hotel business. The Group's leasing business is mainly carried out through Chengtong Financial Leasing as its principal business.

The entering into of the Sale and Leaseback Arrangement is in the ordinary and usual course of business of Chengtong Financial Leasing and it is expected that Chengtong Financial Leasing will earn an income of approximately RMB9.42 million (equivalent to approximately HK\$11.02 million), being the difference between the estimated total lease payment under the Sale and Leaseback Arrangement and the Purchase Price to be paid by Chengtong Financial Leasing for the Leased Assets.

The Directors are of the view that the terms of the Sale and Leaseback Arrangement are fair and reasonable and are in the interests of the Company and the shareholders of the Company as a whole.

## **IMPLICATION UNDER THE LISTING RULES**

On 19 February 2020, Chengtong Financial Leasing entered into the Previous Transaction with the Lessee's subsidiary. Since the Previous Transaction is still subsisting when the Sale and Leaseback Arrangement is entered into, the Sale and Leaseback Arrangement is aggregated with the Previous Transaction for the purpose of calculating the relevant percentage ratios (as defined under the Listing Rules).

As the highest percentage ratio (as defined under the Listing Rules) in respect of the Sale and Leaseback Arrangement, both when calculated individually and when aggregated with the Previous Transaction, exceeds 5% but is less than 25%, the Sale and Leaseback Arrangement constitutes a discloseable transaction of the Company and is subject to the notification and announcement requirements under Chapter 14 of the Listing Rules.

## **DEFINITIONS**

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

“Board”	means the board of Directors
“Chengtong Financial Leasing”	means 誠通融資租賃有限公司 (unofficial English translation being Chengtong Financial Leasing Company Limited), a company incorporated in the PRC with limited liability and an indirect wholly-owned subsidiary of the Company

“Company”	means China Chengtong Development Group Limited, a company incorporated in Hong Kong with limited liability, the shares of which are listed on the Main Board of the Stock Exchange
“Director(s)”	means the director(s) of the Company
“Group”	means the Company and its subsidiaries as at the date of this announcement
“Guarantor”	means 成都市融禾投資發展集團有限公司 (unofficial English translation being Chengdu Ronghe Investment Development Group Company Limited), a State-owned enterprise established in the PRC with limited liability
“HK\$”	means Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	means the Hong Kong Special Administrative Region of the PRC
“Independent Third Party(ies)”	means third party(ies) independent of the Company and its connected persons (having the meaning ascribed to it under the Listing Rules)
“Leased Assets”	means certain electrical and ventilation equipment located in an industrial park
“Lessee”	means 成都青白江蓉歐園區營運管理有限公司 (unofficial English translation being Chengdu & Europe Industrial Zone Operation and Management Company Limited), a State-owned enterprise established in the PRC with limited liability
“Listing Rules”	means the Rules Governing the Listing of Securities on the Stock Exchange
“PRC”	means 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
“Previous Transaction”	means the previous sale and leaseback arrangement between Chengtong Financial Leasing and the Lessee’s subsidiary, details of which are set out in the announcement of the Company dated 19 February 2020
“Purchase Price”	means the consideration payable by Chengtong Financial Leasing for the purchase of the Leased Assets from the Lessee

“QBJ SASAB”	means 成都市青白江區國有資產監督管理和金融工作局 (unofficial English translation being the State-owned Assets Supervision and Administration and Finance Bureau of Qingbaijiang District of Chengdu City, the PRC), and owns 100% interest in both the Lessee and the Guarantor
“RMB”	means Renminbi, the lawful currency of the PRC
“Sale and Leaseback Agreements”	means, collectively, the following agreements each dated 27 June 2022 and signed between Chengtong Financial Leasing and the Lessee in relation to the Sale and Leaseback Arrangement: <ul style="list-style-type: none"> <li>(1) leaseback assets transfer agreement;</li> <li>(2) finance lease agreement (sale and leaseback) agreement; and</li> <li>(3) security money agreement</li> </ul>
“Sale and Leaseback Arrangement”	means the purchase of the Leased Assets by Chengtong Financial Leasing from the Lessee and the lease back of the Leased Assets to the Lessee pursuant to the terms of the Sale and Leaseback Agreements
“Stock Exchange”	means The Stock Exchange of Hong Kong Limited
“%”	means per cent.

*In this announcement, for the purpose of illustration only, amounts quoted in RMB have been converted into HK\$ at the rate of RMB1.00 to HK\$1.17. Such exchange rate has been used, where applicable, for the purpose of illustration only and does not constitute a representation that any amounts were or may have been exchanged at this or any other rates or at all.*

By Order of the Board  
**China Chengtong Development Group Limited**  
**Zhang Bin**  
*Chairman*

Hong Kong, 27 June 2022

*As at the date of this announcement, the executive Directors are Mr. Zhang Bin and Mr. Yang Tianzhou; and the independent non-executive Directors are Professor Chang Qing, Mr. Lee Man Chun, Tony and Professor He Jia.*