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**If you are in doubt** as to any aspect of this circular or as to the action to be taken, you should consult your stockbroker or other registered dealer in securities, bank manager, solicitor, professional accountant or other professional adviser.

**If you have sold or transferred** all your shares in **China Chengtong Development Group Limited**, you should at once hand this circular to the purchaser or transferee or to the bank, stock broker or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

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**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)**

**MAJOR TRANSACTION —  
SALE AND LEASEBACK ARRANGEMENT**

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15 December 2023

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## DEFINITIONS

*In this circular, the following expressions have the meanings set out below unless the context requires otherwise:*

“Board”	means the board of Directors
“CCHG”	means China Chengtong Holdings Group Limited, a state-owned enterprise established in the PRC with limited liability and the ultimate holding company of the Company
“CCHK”	means China Chengtong Hong Kong Company Limited, a company incorporated in Hong Kong with limited liability and the controlling shareholder of the Company as at the Latest Practicable Date
“Chengtong Financial Leasing”	means Chengtong Financial Leasing Company Limited, a company established in the PRC with limited liability and an indirect wholly-owned subsidiary of the Company
“close associate(s)”	has the meaning ascribed to it under the Listing Rules
“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
“controlling shareholder”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	means the director(s) of the Company
“Group”	means the Company and its subsidiaries as at the date of this circular
“HK\$”	means Hong Kong dollar, 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)
“Latest Practicable Date”	means 11 December 2023, being the latest practicable date prior to the printing of this circular for ascertaining certain information contained herein
“Lease Term”	means the lease term under the Sale and Leaseback Agreements

## DEFINITIONS

“Leased Assets”	means certain equipment and facilities including the steam turbine generators, transformers, together with other electric power generating equipment and ancillary equipment
“Leased Assets Valuation Report”	means the valuation report issued by the Valuer in respect of the value of the Leased Assets as at 5 August 2023, the validity of which will expire on 4 August 2024
“Lessee”	means Sichuan Luzhou Chuannan Power Generation Co., Ltd., a company established in the PRC with limited liability
“Listing Rules”	means the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“LPR”	means 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
“PRC”	means the People’s Republic of China which, for the purpose of this circular, excludes Hong Kong, the Macau Special Administrative Region of the People’s Republic of China and Taiwan
“Purchase Price”	means the consideration payable by Chengtong Financial Leasing for the purchase of the Leased Assets from the Lessee
“RMB”	means Renminbi, the lawful currency of the PRC
“Sale and Leaseback Agreements”	means, collectively, the following agreements in respect of the Leased Assets dated 17 November 2023 and signed between Chengtong Financial Leasing and the Lessee:  <ol style="list-style-type: none"><li>(1) leaseback assets transfer agreement;</li><li>(2) finance lease agreement (sale and leaseback); and</li><li>(3) supplemental agreement</li></ol>
“Sale and Leaseback Arrangement”	means the purchase of the Leased Assets by Chengtong Financial Leasing from the Lessee and the leaseback of the Leased Assets to the Lessee pursuant to the terms of the Sale and Leaseback Agreements
“SFO”	means the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)

## DEFINITIONS

“Shareholder(s)”	means the shareholder(s) of the Company
“Stock Exchange”	means The Stock Exchange of Hong Kong Limited
“Valuer”	means Zhongyan International Assets Appraisal Co., Ltd., a qualified independent valuer in the PRC
“%”	means per cent.

*In this circular, for the purpose of illustration only, amounts quoted in RMB have been converted into HK\$ at the rate of RMB1.00 to HK\$1.10. 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.*

*The English names of all PRC entities in this circular are for identification purpose only.*



**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)**

*Executive Directors:*

Zhang Bin (*Chairman*)

Yang Tianzhou (*Managing Director*)

Gu Honglin

*Independent Non-Executive Directors:*

Chang Qing

Lee Man Chun, Tony

He Jia

*Registered address and principal place of  
business in Hong Kong:*

Suite 6406, 64th Floor

Central Plaza

18 Harbour Road

Wanchai, Hong Kong

15 December 2023

*To the Shareholders*

Dear Sir/Madam,

**MAJOR TRANSACTION —  
SALE AND LEASEBACK ARRANGEMENT**

**1. INTRODUCTION**

Reference is made to the announcement of the Company dated 17 November 2023 in respect of the Sale and Leaseback Arrangement.

The purpose of this circular is to provide you with (i) information on the Sale and Leaseback Arrangement; and (ii) other information required to be disclosed under the Listing Rules.

**2. MAJOR TRANSACTION**

**(A) The Sale and Leaseback Arrangement**

On 17 November 2023, Chengtong Financial Leasing, an indirect wholly-owned subsidiary of the Company, entered into Sale and Leaseback Agreements with the Lessee in respect of the Sale and Leaseback Arrangement. The major terms of the Sale and Leaseback Arrangement are set out below.

## LETTER FROM THE BOARD

### *Subject matter*

Subject to the fulfilment of the conditions as set out in the Sale and Leaseback Agreements (including but not limited to the provision of all necessary documents or information by the Lessee evidencing its ownership in the Leased Assets, and the obtaining of all necessary approvals by the Lessee in relation to the Sale and Leaseback Arrangement), Chengtong Financial Leasing will purchase the Leased Assets from the Lessee at a total Purchase Price of RMB150 million (equivalent to HK\$165 million), and the Leased Assets will be leased back to the Lessee for a Lease Term of three (3) years from the date on which the Purchase Price is paid by Chengtong Financial Leasing in respect of the Leased Assets, subject to early termination in accordance with the terms and conditions of the Sale and Leaseback Agreements.

All the conditions under the Sale and Leaseback Agreements have been satisfied.

### *Purchase Price*

The Purchase Price of the Leased Assets was agreed between Chengtong Financial Leasing and the Lessee with reference to the appraised value of the Leased Assets as at 5 August 2023. The valuation for the appraised value of the Leased Assets was conducted by way of cost method by the Valuer.

According to the Leased Assets Valuation Report, the Valuer's scope of work is to assess the total appraised value of the Leased Assets, comprising 21 sets of equipment.

Set forth below is the valuation methodology adopted by the Valuer in assessing the value of the Leased Assets.

The cost method, being adopted by the Valuer for the valuation of the Leased Assets, is a method determining the value of an appraised asset by multiplying the replacement cost of the appraised asset by its newness rate. The value of the appraised asset is first to be obtained by estimating the replacement cost of the appraised asset, following by deducting various estimated depreciation factors that currently exist in the appraised asset. The replacement cost is determined on the basis of the current market value of the appraised asset on the appraisal date, while the newness rate is determined through on-site inspection and calculation and analysis based on technical and economic factors. Considering that the information regarding the replacement cost of the Leased Assets was readily available, the Valuer adopted the cost method for the valuation of the Leased Assets.

In appraising the value of the Leased Assets, the Valuer had also considered (i) the market approach, which appraises the value of an appraised asset by direct comparison or relevant analogy analysis of the recent trading prices of the same or similar assets in the market and (ii) the income approach, which calculates the value of an appraised asset by estimating the expected future earnings of the appraised

## LETTER FROM THE BOARD

asset and converting into the present value with the appropriate discounted rate. Since there is no opening market for the Leased Assets and lack of information about the comparable transaction of the similar assets and it is hard to estimate the income of the Leased Assets alone, both the market method and the income method was considered inappropriate for assessing the fair value of the Leased Assets. In accordance with the relevant procedures for valuation of assets, the Valuer adopted the cost method taking into account the factors affecting the valuation of the Leased Assets.

For ascertaining the reasonable replacement cost and newness rate, the Valuer conducted on-site inspection to confirm the existence, completeness, quality and usage of the Leased Assets, collected and obtained information of the Leased Assets and the Lessee relevant to the Leased Assets to verify the reliability of such information. In the process of the valuation, the Valuer also analysed and selected the information provided by the Lessee.

Based on the valuation, the total appraised replacement cost of the Leased Assets is approximately RMB455.18 million (equivalent to approximately HK\$500.69 million). The aggregate replacement cost was determined by aggregating the replacement cost of each of the Leased Assets (comprising 21 sets of equipment) ranging from approximately RMB6.84 million (equivalent to approximately HK\$7.52 million) to approximately RMB93.65 million (equivalent to approximately HK\$103.01 million). The replacement cost of each individual Leased Assets, where applicable, composed of the purchase price, the basic fee, the transportation and miscellaneous expenses, the installation and commissioning fee, other costs of engineering and construction and capital cost. The purchase price was determined with reference to (i) the recent order price or the marketing price of the similar equipment, (ii) the quoted price in the general price manual, or (iii) the quoted price provided by the original manufacturer or other manufacturers producing similar equipment. If the purchase price of certain individual Leased Assets is not available, its purchase price was determined with reference to the price of the equipment comparable to such individual Leased Assets to be adjusted based on its functional value, or by multiplying the original purchase price of such individual Leased Assets by the appropriate annualized price change rate. The transportation and miscellaneous expenses and the installation and commissioning fee were determined based on the “Handbook for Common Data and Parameter in Asset Appraisal”, the information of which is commonly used for reference in the asset appraisal industry, and the characteristics such as weight of the individual Leased Assets. The other costs of engineering and construction include but without limitation the engineering design fee, engineering supervision fee and environmental evaluation fee, and was determined with reference to the relevant prevailing regulations and provisions. The capital cost was calculated based on the purchase price and the aforementioned costs and expenses of the equipment and the loan prime rate on the reference date and the construction period. As advised by the Valuer, for each of the Leased Assets, the purchase price ranges from approximately RMB6.8 million to approximately RMB91.3 million, and the purchase price accounts for approximately 72.9% to approximately 99.4%, and with an average of approximately 95.8%, of the



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replacement cost of the relevant individual Leased Assets. The other components, namely the basic fee, the transportation and miscellaneous expenses, the installation and commissioning fee, other costs of engineering and construction and capital costs are insignificant in absolute amount and account for an insignificant portion of the replacement cost.

The newness rate of the appraised asset is determined after taking into account the economic life of the appraised asset, remaining service life of the appraised asset and status of the appraised asset through on-site inspection. The Valuer evaluated the newness rate for each of the Leased Assets (comprising 21 sets of equipment), and the newness rates of the Leased Assets range from 37% to 38%, with an average newness rate of approximately 37.1%. Based on the valuation, the total appraised value of the Leased Assets is approximately RMB168.59 million (equivalent to approximately HK\$185.45 million), which is calculated by multiplying the individual replacement cost of the Leased Assets by the relevant newness rate of the Leased Assets.

The Board has considered the valuation assumptions as set out in the Leased Assets Valuation Report, which include but not limited to the followings:

- (i) the appraised assets are in the process of transactions and the Valuer conducts the valuation by simulating the market according to the trading conditions of the appraised assets;
- (ii) the market is competitive, open and are not exclusive. All individuals or entities in the market can participate in the transactions equally and freely, and each party in the transactions has obtained the necessary market information with sufficient time and necessary expertise in assets being traded;
- (iii) there is no material change in the national macroeconomic policies and the social economic environment in which the assets are located; no material change in the policies, the management system and relevant regulations in respect of the industry; and no material change in the tax policies, credit interest rates, etc. in respect of the business operation;
- (iv) the appraised entities or assets will continue to be operated and utilised as a production factor according to its current conditions or on a changed basis. The valuation emphasises that the functions and profitability of the appraised assets under their current usage and mode of use, usage environment, scale, frequency and utilisation condition will continue normally in the foreseeable future;
- (v) the appraised assets are allowed to be traded in the opening market, have good titles and are in legal use, are not subject to any disputes on the title or over the debts;

## LETTER FROM THE BOARD

- (vi) the status of the Leased Assets is consistent with the findings in the on-site inspection conducted by the Valuer, the parameters of the Leased Assets are consistent with the figures in the documents provided by the parties and the quality of the Leased Assets meets the agreed use in the Sales and Leaseback Agreements; and
- (vii) the appraised assets are not prohibited from assignment or mortgage, such as seizure by the judicial or administrative authorities under the relevant laws and regulations.

The Board noted that if there is any deviation to the above assumptions, the valuation results may differ and has reviewed the valuation report in respect of the Leased Assets and considered the valuation methods and assumptions adopted. The Board is of the view that the valuation method is reasonable and the assumptions adopted are general assumptions commonly adopted in assets valuation in the PRC. Therefore, the Board considers that the appraised value of the Leased Assets is fair and reasonable.

The Valuer is a qualified asset valuation firm in the PRC registered with the China Appraisal Society and filed with Beijing Municipal Finance Bureau. Ms. Hou Ying and Mr. Liu Xiaodong who are employed by the Valuer were principally involved in the preparation of the Leased Assets Valuation Report. Ms. Hou Ying and Mr. Liu Xiaodong are both members of the China Appraisal Society. As confirmed by the Valuer, the Valuer has no present nor prospective interests in the Company, the Lessee and its holding companies, subsidiaries and associated companies, or the value reported in the Leased Assets Valuation Report.

The Leased Assets form part of the power generating facilities and ancillary equipment of the Lessee. The Leased Assets are not revenue generating assets with identifiable income stream.

The Purchase Price was satisfied by the general working capital of the Group.

### ***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 RMB160.57 million (equivalent to approximately HK\$176.63 million). The first instalment is due on the third month after the date of payment of the Purchase Price and the second to fifth instalments are due every six months after the last instalment. The final instalment is due on maturity of the Lease Term.

## LETTER FROM THE BOARD

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 will be calculated on the then outstanding lease principal amount with a floating interest rate to be determined at a fixed premium over the LPR from time to time.

The lease interest rate will be subject to review on 1 January every year. In the event that the LPR changes, the lease interest rate will be adjusted to a rate at the aforesaid fixed premium over the new LPR, except in the case where the Lessee has an overdue lease payment and has not paid all overdue payments and liquidated damages, the interest rate to be applied will not be adjusted when the LPR is reduced.

### *Service Fee*

The Lessee shall pay a one-off service fee of RMB0.9 million (equivalent to HK\$0.99 million) (“**Service Fee**”) to Chengtong Financial Leasing on the date of the payment of the Purchase Price under the Sale and Leaseback Agreements for the preliminary services provided by Chengtong Financial Leasing. The Service Fee is non-refundable.

The lease payment (including the interest rate to be determined in accordance with the applicable LPR and the premium) and the Service Fee applicable to the Sale and Leaseback Arrangement have been agreed between the parties after arm’s length negotiation taking into account a number of factors, such as the amount of lease principal, the lease term, the overall rate of return attained by the Group taking into account the amount of lease interests and the Service Fee, the prevailing market conditions and the movement of the LPR.

Having considered the above factors in the specific circumstances of the Sale and Leaseback Arrangement, the Board considers that the lease payment, interest rate and the Service Fee as agreed in the Sale and Leaseback Agreements are fair and reasonable which are on normal commercial terms and in the interests of the Company and the Shareholders as a whole.

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

Upon the Lessee having paid all the lease payments and other payables (if any) to Chengtong Financial Leasing in accordance with the terms of the Sale and Leaseback Agreements, the Lessees shall have the right to repurchase the Leased Assets under the Sale and Leaseback Agreements at a nominal consideration of RMB1.00.

### *Credit enhancement measures*

Depending on the overall risks associated with a sale and leaseback arrangement, Chengtong Financial Leasing may request appropriate credit enhancement measure(s) on a case-by-case basis. Chengtong Financial Leasing will

## LETTER FROM THE BOARD

monitor, among others, the financial conditions of the lessee(s) and the security provider(s) (if any) from time to time and may request the lessee(s) to provide security such as the payment of security money and the provision of corporate guarantee to safeguard its interests as the lessor as and when Chengtong Financial Leasing considers necessary.

The Board considers that the existing credit enhancement measure is sufficient to safeguard the interest of the Company and the Shareholders.

### **(B) Information of the Parties**

#### *The Lessee*

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, and based on the information publicly available as of the Latest Practicable Date, (a) the Lessee directly owned as to (i) 55% by Sichuan Provincial Investment Group Co., Ltd., which is in turn directly owned as to 90% by the State-owned Assets Supervision and Administration Commission of Sichuan Province and 10% by Sichuan Provincial Finance Department; (ii) 40% by Huadian Power International Corporation Limited, the A shares and H shares of which are listed on the Shanghai Stock Exchange (stock code: 600027) and the Stock Exchange (stock code: 1071), respectively; and (iii) 5% by Guoneng Sichuan West Energy Co., Ltd., which is indirectly controlled as to approximately 66% by China Shenhua Energy Company Limited (the A shares and H shares of which are listed on the Shanghai Stock Exchange (stock code: 601088) and the Stock Exchange (stock code: 1088), respectively) and approximately 34% by Sichuan Provincial Investment Group Co., Ltd., respectively; (b) each of the Lessee and its ultimate beneficial owners are Independent Third Parties; and (c) the Lessee is principally engaged in the sales of electricity and provision of related consultation services.

### **(C) Reasons for and Benefits of the Sale and Leaseback Arrangement**

The Group is principally engaged in leasing, property development and investment, marine recreation services and hotel business as at the Latest Practicable Date. The Group's leasing business is mainly carried out through Chengtong Financial Leasing as its principal business.

The entering into 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 RMB11.47 million (equivalent to approximately HK\$12.62 million), being the total of (i) the Service Fee and (ii) the difference between the estimated amount of total lease payment under the Sale and Leaseback Arrangement and the Purchase Price of 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 as a whole.

## LETTER FROM THE BOARD

### (D) Implications under the Listing Rules

As the highest applicable percentage ratio (as defined in the Listing Rules) in respect of the Sale and Leaseback Arrangement, exceeds 25% but is less than 100%, the Sale and Leaseback Arrangement constitutes a major transaction of the Company and is subject to the notification, announcement, circular and Shareholders' approval requirements under Chapter 14 of the Listing Rules.

To the best of the knowledge, information and belief of the Directors, having made all reasonable enquiries, no Shareholder or any of his/her/its close associate(s) (as defined in the Listing Rules) has a material interest in the Sale and Leaseback Arrangement. Thus, no Shareholder is required to abstain from voting if the Company were to convene a general meeting to approve the Sale and Leaseback Arrangement. In light of the foregoing, written Shareholders' approval may be accepted in lieu of holding a general meeting pursuant to Rule 14.44 of the Listing Rules. The Company has obtained written Shareholder's approval in respect of the Sale and Leaseback Arrangement from China Chengtong Hong Kong Company Limited, which is a controlling shareholder (as defined in the Listing Rules) of the Company holding 3,169,656,217 issued shares of the Company, representing approximately 53.14% of the issued share capital of the Company as at the date of this circular. Accordingly, no general meeting of the Company will be convened for the purpose of approving the Sale and Leaseback Arrangement.

### 3. RECOMMENDATION

The Directors, having considered the terms of, the reasons for and benefits of each of the Sale and Leaseback Arrangement, are of the view that the terms of the Sale and Leaseback Agreements are normal commercial terms and are fair and reasonable. The Directors also consider that the entering into of the Sale and Leaseback Arrangement is in the ordinary and usual course of business of the Group and is in the interests of the Company and the Shareholders as a whole. Accordingly, if a general meeting were to be convened for the approval of the Sale and Leaseback Arrangement, the Board would recommend the Shareholders to vote in favour of the resolution to approve the same at such general meeting.

### 4. ADDITIONAL INFORMATION

Your attention is drawn to the information set out in the appendices to this circular.

Yours faithfully,  
On behalf of the Board  
**China Chengtong Development Group Limited**  
**Zhang Bin**  
*Chairman*

## 1. FINANCIAL INFORMATION OF THE GROUP

Details of the financial information of the Group for the three financial years ended 31 December 2020, 31 December 2021 and 31 December 2022, and for the six months ended 30 June 2023 have been set out in the following documents respectively:

- (a) the annual report of the Company for the year ended 31 December 2020 from pages 72 to 180 (<https://www1.hkexnews.hk/listedco/listconews/sehk/2021/0318/2021031800684.pdf>);
- (b) the annual report of the Company for the year ended 31 December 2021 from pages 70 to 188 (<https://www1.hkexnews.hk/listedco/listconews/sehk/2022/0323/2022032300436.pdf>);
- (c) the annual report of the Company for the year ended 31 December 2022 from pages 79 to 224 (<https://www1.hkexnews.hk/listedco/listconews/sehk/2023/0424/2023042400489.pdf>); and
- (d) the interim report of the Company for the six months ended 30 June 2023 from pages 6 to 47 (<https://www1.hkexnews.hk/listedco/listconews/sehk/2023/0914/2023091400776.pdf>).

## 2. INDEBTEDNESS OF THE GROUP

As at the close of business on 31 October 2023, being the latest practicable date for the purpose of this statement of indebtedness of the Group prior to the printing of this circular, the Group had (i) secured and unguaranteed bank borrowings of approximately HK\$3,283.45 million which are secured by charges over loans receivable and trade receivable under operating lease business of the Group; (ii) unsecured and unguaranteed bank borrowings of HK\$645.02 million; (iii) secured and guaranteed asset-backed securities of approximately HK\$3,217.49 million which are secured by charges over loans receivable and finance lease receivables of the Group and guaranteed by the ultimate holding company; (iv) unsecured and unguaranteed loan from a related party of approximately HK\$160.50 million; (v) unsecured and unguaranteed other loan of HK\$0.60 million; and (vi) lease liabilities of approximately HK\$3.68 million.

As at the close of business on 31 October 2023, the Group had contingent liabilities in relation to guarantees of approximately HK\$222.69 million given to banks in respect of mortgage loans granted to purchasers of certain property units.

Save as aforesaid or as otherwise disclosed herein, and apart from intra-group liabilities and normal trade and other payables in the ordinary course of business, the Group did not have any other debt securities issued and outstanding or authorised or otherwise created but unissued, term loans, other borrowings or indebtedness in the nature of borrowing, mortgages or charges, contingent liabilities or guarantees as at 31 October 2023.

### 3. WORKING CAPITAL SUFFICIENCY OF THE GROUP

The Directors are of the opinion that, after taking into account the effects of the Sale and Leaseback Arrangement, the internally generated funds, existing facilities available to the Group and financial resources presently available to the Group, the Group will have sufficient working capital to satisfy its requirements for at least twelve (12) months from the date of this circular.

### 4. FINANCIAL AND TRADING PROSPECTS OF THE GROUP

The Group is principally engaged in leasing, property development and investment, marine recreation services and hotel business as of the Latest Practicable Date.

In respect of leasing, Chengtong Financial Leasing will continue to enhance its cooperation with other state-owned enterprises, promote its development in business areas such as green and low carbon, new energy, new infrastructure, high-end equipment, intelligent logistics, and big data center etc., and to establish its industry features and market influences in specialised segments. Chengtong Financial Leasing will further expand its financing channels, strengthen self-financing capability, and seek low-cost funds for business investment. Moreover, it will strengthen risk prevention and control, as well as to seize the development opportunities brought by the continuous recovery and overall improvement of the national economy and favourable policies.

In respect of property development and investment, all the construction works of the CCT-Champs-Elysees project have been completed. In the next step, the Group will pay close attention to the specific measures taken by the PRC government to stabilise the housing market, seize the market opportunities, speed up the sales of the property units in Section 3 of Phase III of the CCT-Champs-Elysees project, and utilise the recovered funds for the principal business of leasing.

In respect of the marine recreation services and hotel business, the Group will pay active attention to the government's initiatives related to the recovery and expansion of cultural and tourism consumption, and will continue to optimise the project operation and management model to improve service quality, as well as accelerate the cultivation of internal impetus for market sales. At the same time, the Group will actively explore and promote subsequent asset restructuring to focus on the core leasing business.

Since early 2023, the Group has suspended the international trading business of bulk commodity after the inventory was sold out, so as to continue to optimise resource allocation to focus on the principal leasing business.

The Group is the only overseas listed company platform under CCHG, its ultimate controlling shareholder, and Chengtong Financial Leasing is the only controlling financial leasing company under the Group. Chengtong Financial Leasing will give full play to the resource advantages of the controlling shareholder of the Group, focus its resources on rapidly expanding the principal business of financial leasing and create greater value for the Shareholders. The Board is full of confidence in the future development of the Group.

**5. MATERIAL ADVERSE CHANGE**

As at the Latest Practicable Date, the Directors were not aware of any material adverse change in the financial or trading position of the Group since 31 December 2022, being the date to which the latest published audited consolidated financial statements of the Group were made up.

**6. FINANCIAL EFFECTS OF THE TRANSACTIONS**

As at 30 June 2023, the unaudited consolidated total assets of the Group amounted to approximately HK\$10,862.88 million and the unaudited consolidated total liabilities of the Group amounted to approximately HK\$8,081.65 million.

The Directors consider that there is no significant immediate change to the Group's net asset value upon implementation of the Sale and Leaseback Arrangement, as the Sale and Leaseback Arrangement will be accounted for as a secured loan and recognised as loan receivable of the Group which will offset the decrease in the amount of bank balances and cash as a result of the payment of the Purchase Price by Chengtong Financial Leasing.

As regards earnings, the Group would be entitled to recognise interest income and the Service Fee from the Sale and Leaseback Arrangement as additional income to the Group.

Save as disclosed above, the Sale and Leaseback Arrangement is not expected to have any material impact on the assets and liabilities and the earnings of the Group. The final financial impact on the Group will be subject to the audit to be performed by the auditors of the Company.



## 1. RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief, the information contained in this circular is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this circular misleading.

## 2. DISCLOSURE OF INTERESTS

### (i) Interests of Directors and chief executive of the Company

As at the Latest Practicable Date, the interests and short position of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO) which were required (i) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); or (ii) pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (iii) to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules were as follows:

#### *Long position*

<b>Name of Director</b>	<b>Interests in the Company or its associated corporation</b>	<b>Nature of interest</b>	<b>Number of Shares held</b>	<b>Approximate percentage of the issued share capital as at the Latest Practicable Date</b>
Mr. Zhang Bin	The Company	Beneficial owner	314,642	0.01%

Save as disclosed above, as at the Latest Practicable Date, none of the Directors and chief executive of the Company had any interests or short positions in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were required (i) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); or (ii) pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (iii) to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules.

**(ii) Interests of substantial Shareholders**

As at the Latest Practicable Date, so far as was known to the Directors, the following persons, other than the Directors and chief executive of the Company, had interests or short positions in the Shares or underlying Shares which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO were as follows:

*Long position*

<b>Name of Shareholder</b>	<b>Nature of interest</b>	<b>Number of Shares held</b>	<b>Approximate percentage of the issued share capital of the Company as at the Latest Practicable Date</b>
CCHK	Beneficial owner ( <i>Note</i> )	3,169,656,217	53.14%
CCHG	Interest in controlled corporation ( <i>Note</i> )	3,169,656,217	53.14%

*Note:* The entire issued share capital of CCHK is beneficially owned by CCHG. Under the SFO, CCHG is deemed to be interested in all the shares held by CCHK.

Save as disclosed above, as at the Latest Practicable Date, so far as was known to the Directors, there was no other person, other than the Directors and chief executive of the Company, who had any interests or short positions in the Shares or underlying Shares which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO.

As at the Latest Practicable Date, Mr. Zhang Bin, an executive Director and the Chairman of the Board, was the chairman of CCHK; Mr. Yang Tianzhou, an executive Director and the Managing Director of the Company, was the general manager of Beijing Chengyang Investment Company Limited, a wholly-owned subsidiary of CCHG; and Mr. Gu Honglin, an executive Director, was the chief accountant of CCHK. Mr. Zhang Bin and Mr. Gu Honglin were members of the executive committee of CCHK as at the Latest Practicable Date. Save as disclosed herein, no Director was a director or an employee of a company which had an interest or short position in the Shares or underlying Shares which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO as at the Latest Practicable Date.

### 3. MATERIAL CONTRACT

Hainan Huandao Travel Investment Group Co., Ltd. (formerly known as Hainan Huandao Hotel and Travel Investment Co., Ltd.) (“**Huandao Travel Investment**”), an indirect wholly-owned subsidiary of the Company, entered into an entrusted loan agreement dated 11 September 2023 with Industrial Bank Co. Ltd. Haikou Branch, being the trustee (the “**Entrustee**”), and China Huandao Group Limited, a wholly-owned subsidiary of CCHG, being the borrower (the “**Borrower**”), pursuant to which Huandao Travel Investment agreed to entrust the Entrustee to provide the Borrower with a loan in the principal amount of RMB25,000,000 for a term of 24 months. Further details of the entrusted loan agreement are set out in the announcement of the Company dated 11 September 2023.

Save as aforementioned, there is no other contract (not being contract entered into in the ordinary course of business) entered into by the members of the Group within two (2) years immediately preceding the Latest Practicable Date and is, or may be, material.

### 4. DIRECTORS’ SERVICE CONTRACTS

As at the Latest Practicable Date, none of the Directors had any existing or proposed service contract with any member of the Group which is not expiring or determinable by the Group within one year without payment of compensation other than statutory compensation.

### 5. LITIGATION

As at the Latest Practicable Date, to the best of the knowledge, information and belief of the Directors, neither the Company nor any member of the Group was engaged in any litigation or claims of material importance and there was no litigation or claims of material importance known to the Directors to be pending or threatened against any member of the Group.

### 6. COMPETING INTERESTS

As at the Latest Practicable Date, none of the Directors nor any of their respective close associate(s) had any interests in a business, which competed or was likely to compete, directly or indirectly, with the business of the Group which would be required to be disclosed under Rule 8.10 of the Listing Rules.

### 7. INTERESTS IN THE GROUP’S ASSETS OR CONTRACTS OR ARRANGEMENTS

As at the Latest Practicable Date, so far as was known to the Directors, none of the Directors had any interest, direct or indirect, in any assets which have been, since 31 December 2022, being the date to which the latest published audited consolidated financial statements of the Group were made up, acquired or disposed of by or leased to, or were proposed to be acquired or disposed of by or leased to any member of the Group.

None of the Directors was materially interested in any contract or arrangement subsisting as at the Latest Practicable Date which was significant in relation to the business of the Group.

#### **8. GENERAL**

- (a) The registered office and the principal place of business of the Company is at Suite 6406, 64th Floor, Central Plaza, 18 Harbour Road, Wanchai, Hong Kong.
- (b) The share registrar and transfer office of the Company in Hong Kong is Computershare Hong Kong Investor Services Limited at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong.
- (c) The company secretary of the Company is Mr. Poon Tsz Kin, who is a fellow member of the Association of Chartered Certified Accountants and a certified public accountant of the Hong Kong Institute of Certified Public Accountants.

#### **9. DOCUMENTS ON DISPLAY**

Copies of the Sale and Leaseback Agreements are on display and are published on the website of the Stock Exchange at <https://www.hkexnews.com> and the website of the Company at <https://www.hk217.com> for a period of 14 days from the date of this circular.