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## **ZH INTERNATIONAL HOLDINGS LIMITED**

**正恒國際控股有限公司**

*(Incorporated in Hong Kong with limited liability)*

(Stock Code: 185)

### **DISCLOSEABLE TRANSACTION ACQUISITION OF LAND USE RIGHTS IN HENAN PROVINCE, THE PRC AND FINANCIAL ASSISTANCE FROM CONTROLLING SHAREHOLDER**

#### **ACQUISITION OF LAND USE RIGHTS**

The Board is pleased to announce that on 20 April 2018, Henan Xinfu, an indirect wholly-owned subsidiary of the Company, made a successful bid for the land use rights of the Land Parcel through listing for sale process in the Auction held by Xuchang City Jianan District Bureau of Land and Resources\* (許昌市建安區國土資源局) for transfer of state-owned land use rights at a consideration of RMB284,500,000.

The Land Parcel is located at south of Guihua Zhuyuan Street, east of Guihua Yongxian Road, Jianan District, Xuchang City\* (許昌市建安區規劃竹園街南側、規劃永賢路東側), Henan Province, the PRC with a total site area of 62,832 sq.m. and permitted plot ratio between 1.0 and 3.0. The Land Parcel is designated for residential usage with the term of 70 years.

#### **FINANCIAL ASSISTANCE FROM CONTROLLING SHAREHOLDER**

The Board further announces that on 20 April 2018, Zensun entered into a loan agreement with Henan Xinfu to provide Financial Assistance to Henan Xinfu in the amount of RMB 284,500,000 for the Land Parcel.

#### **LISTING RULES IMPLICATIONS**

As the applicable percentage ratios calculated in respect of the Acquisition under Rule 14.07 of the Listing Rules exceed 5% but is less than 25%, the Acquisition constitutes a discloseable transaction for the Company under the Listing Rules.

As the Financial Assistance is not secured by any assets of the Group and as the Directors consider that the Financial Assistance is on normal commercial terms or better, the Financial Assistance is fully-exempted from shareholders' approval, annual review and all disclosure requirements pursuant to Rule 14A.90 of the Listing Rules.

## ACQUISITION OF LAND USE RIGHTS

The board (“**Board**”) of directors (“**Directors**”) of ZH International Holdings Limited (“**Company**”) is pleased to announce that on 20 April 2018, Henan Zensun Xinfu Real Estate Company Limited\* (河南正商新府置業有限公司) (“**Henan Xinfu**”), an indirect wholly-owned subsidiary of the Company, made a successful bid for the land use rights of a land parcel with code no. 1802# (the “**Land Parcel**”) located in Jianan District, Xuchang City, Henan Province, the People’s Republic of China (the “**PRC**”) through listing for sale process (the “**Acquisition**”) in the public auction (“**Auction**”) held by Xuchang City Jianan District Bureau of Land and Resources\* (許昌市建安區國土資源局) for transfer of state-owned land use rights at a consideration of RMB284,500,000. The consideration of the Acquisition was determined based on the Auction documents issued by Xuchang City Jianan District Bureau of Land and Resources.

The Land Parcel is located at south of Guihua Zhuyuan Street, east of Guihua Yongxian Road, Jianan District, Xuchang City\* (許昌市建安區規劃竹園街南側、規劃永賢路東側), Henan Province, the PRC with a total site area of 62,832 sq.m. and permitted plot ratio between 1.0 and 3.0. The Land Parcel is designated for residential usage with the term of 70 years.

A sum of RMB120,000,000 for the Land Parcel has been paid as the security deposit for the Auction. Pursuant to the procedures under the listing for sale process in the Auction, within three working days following the successful bid, Henan Xinfu shall submit qualification documents to Xuchang City Jianan District Bureau of Land and Resources for verification. Upon completion of the verification process, Xuchang City Jianan District Bureau of Land and Resources will issue a confirmation notice (“**Confirmation Notice**”) in respect of the Land Parcel to Henan Xinfu. The land use rights grant contract in relation to the Acquisition is expected to be entered between Henan Xinfu and Xuchang City Jianan District Bureau of Land and Resources within ten working days from the date of the Confirmation Notice.

## INFORMATION ON PARTIES TO THE ACQUISITION

Henan Xinfu is a company established in the PRC, an indirect wholly-owned subsidiary of the Company and its principal activity is property development.

Xuchang City Jianan District Bureau of Land and Resources, being the seller of the Land Parcel, is a PRC Governmental body and is responsible for, among other things, administering the examination and approval of land planning, assignment and transfer of the land use rights of the state-owned land in Jianan District, Xuchang City, Henan Province, the PRC and the issue of various types of land certificates.

To the best of the Directors’ knowledge, information and belief having made all reasonable enquiries, Xuchang City Jianan District Bureau of Land and Resources and its beneficial owner are third parties independent of the Group and its connected persons.

## REASONS FOR AND BENEFITS OF THE ACQUISITION

The Company and its subsidiaries (“**Group**”) are principally engaged in property development, property investment and management, hotel operations and securities trading and investment. The Board believes that the Acquisition complements the Group’s strategy in expanding its development in Henan Province and other first and second tier cities in the PRC.

The Directors further consider that the Acquisition is a transaction of revenue nature is carried out in the ordinary and usual course of business and is on normal commercial terms, which is fair and reasonable and in the interests of the Company and its shareholders as a whole.

The Company will continue to seek viable business opportunities in accordance with its overall strategy. The Company will make use of the Group’s financial, human and technological resources to enhance its portfolio, asset base and brand image.

## **FINANCIAL ASSISTANCE FROM CONTROLLING SHAREHOLDER**

On 20 April 2018, Zensun Real Estate Co., Ltd\* (河南正商置業有限公司) (“**Zensun**”), a company ultimately controlled by Ms. Huang Yanping who is a Director and the controlling shareholder of the Company, entered into a loan agreement (“**Loan Agreement**”) with Henan Xinfu pursuant to which Zensun has agreed to provide, upon Henan Xinfu’s request, unsecured loan(s) of RMB284,500,000 for the Land Parcel (“**Financial Assistance**”), with discretionary right on Zensun to demand immediate repayment. Such loan(s) will be available for drawdown by Henan Xinfu in accordance with actual needs from the date of the Loan Agreement at an interest rate of no more than 4% per annum on the loan(s) actually drawdown. The proceeds from the Financial Assistance will be used to finance the Acquisition and the development of the Land Parcel.

## **LISTING RULES IMPLICATIONS**

As the applicable percentage ratios calculated in respect of the Acquisition under Rule 14.07 of the Listing Rules exceed 5% but is less than 25%, the Acquisition constitutes a discloseable transaction for the Company under the Listing Rules.

As Ms. Huang Yanping is a Director and the controlling shareholder of the Company, the Financial Assistance will constitute a connected transaction in the form of financial assistance from Zensun in favour of Henan Xinfu. However, as the Financial Assistance is not secured by any assets of the Group, and as the Directors consider that the Financial Assistance is on normal commercial terms or better, the Financial Assistance is fully-exempted from shareholders’ approval, annual review and all disclosure requirements pursuant to Rule 14A.90 of the Rules Governing Listing of the Securities on the Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

**By Order of the Board**  
**ZH International Holdings Limited**  
**Zhang Jingguo**  
*Chairman, Chief Executive Officer*  
*and Executive Director*

Hong Kong, 20 April 2018

*As at the date of this announcement, the executive Directors are Mr. Zhang Jingguo and Mr. Zhang Guoqiang; the non-executive Director is Ms. Huang Yanping and the independent non-executive Directors are Mr. Liu Da, Dr. Liu Qiao and Mr. Ma Yuntao.*

*\* For identification purpose only.*