

*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.*



## **ZENSUN ENTERPRISES LIMITED**

**正商實業有限公司**

*(Incorporated in Hong Kong with limited liability)*

(Stock Code: 185)

### **DISCLOSEABLE TRANSACTIONS ACQUISITIONS OF LAND USE RIGHTS IN ZHENGZHOU CITY, HENAN PROVINCE, THE PRC**

#### **ACQUISITIONS OF LAND USE RIGHTS**

The Board is pleased to announce that on 23 December 2020, Henan Longshui, an indirect wholly-owned subsidiary of the Company, made two successful bids for the land use rights of Land Parcel I and Land Parcel II through listing for sale process in the Auctions held by Zhengzhou City Natural Resources and Planning Bureau\* (鄭州市自然資源和規劃局) for transfer of state-owned land use rights at a consideration of RMB565,050,000 for Land Parcel I and RMB313,790,000 for Land Parcel II, respectively.

Land Parcel I is located at south of Yuwu Road, west of Weihe East Road\* (豫五路南、魏河東路西), Zhengzhou City, Henan Province, the PRC with a total site area of approximately 47,615.37 sq.m. and permitted plot ratio of between 1.0 and 3.5. Land Parcel I is designated for residential usage with term of use of 70 years and for transportation usage for underground floor with the term of use of 50 years.

Land Parcel II is located at south of Yunyang Road, west of Pangzhuang Road\* (雲陽路南、龐莊路西), Zhengzhou City, Henan Province, the PRC with a total site area of approximately 28,519.96 sq.m. and permitted plot ratio of between 1.1 and 2.5. Land Parcel II is designated for residential usage with term of use of 70 years and for transportation usage for underground floor with the term of use of 50 years.

#### **LISTING RULES IMPLICATIONS**

As one of the applicable percentage ratios calculated in respect of each of the Acquisitions under Rule 14.07 of the Listing Rules exceeds 5% but is less than 25%, each of the

Acquisitions constitutes a discloseable transaction of the Company under the Listing Rules.

## ACQUISITIONS OF LAND USE RIGHTS

The board (“**Board**”) of directors (“**Directors**”) of Zensun Enterprises Limited (“**Company**”) is pleased to announce that on 23 December 2020, Henan Zensun Longshui Real Estate Company Limited\* (河南正商瓏水置業有限公司) (“**Henan Longshui**”), an indirect wholly-owned subsidiary of the Company, made two successful bids for the transfer of state-owned land use rights of two land parcels with code no. 鄭政出 (2020) No. 62 (“**Land Parcel I**”) for a consideration of RMB565,050,000 and 鄭政出 (2020) No. 63 (“**Land Parcel II**”) for a consideration of RMB313,790,000, both located in Zhengzhou City, Henan Province, the People’s Republic of China (the “**PRC**”) through listing for sale process (the “**Acquisitions**”) in the public auctions (“**Auctions**”) held by Zhengzhou City Natural Resources and Planning Bureau\* (鄭州市自然資源和規劃局). The consideration of each of the Acquisitions was determined based on the Auction documents issued by Zhengzhou City Natural Resources and Planning Bureau. The Group will finance the Acquisitions and the development of Land Parcel I and Land Parcel II with internal resources.

Land Parcel I is located at south of Yuwu Road, west of Weihe East Road\* (豫五路南、魏河東路西), Zhengzhou City, Henan Province, the PRC with a total site area of approximately 47,615.37 sq.m. and permitted plot ratio of between 1.0 and 3.5. Land Parcel I is designated for residential usage with term of use of 70 years and for transportation usage for underground floor with the term of use of 50 years.

Land Parcel II is located at south of Yunyang Road, west of Pangzhuang Road\* (雲陽路南、龐莊路西), Zhengzhou City, Henan Province, the PRC with a total site area of approximately 28,519.96 sq.m. and permitted plot ratio of between 1.1 and 2.5. Land Parcel II is designated for residential usage with term of use of 70 years and for transportation usage for underground floor with the term of use of 50 years.

A sum of RMB282,530,000 for Land Parcel I and RMB156,900,000 for Land Parcel II have been paid by Henan Longshui as the security deposits for the Auctions. Pursuant to the procedures under the listing for sale process in the Auctions, within two working days following the successful bids, Henan Longshui shall submit qualification documents to Zhengzhou City Natural Resources and Planning Bureau for verification. Upon completion of the verification process, Zhengzhou City Natural Resources and Planning Bureau will issue a confirmation notice (“**Confirmation Notice**”) in respect of Land Parcel I and Land Parcel II to Henan Longshui. The land use rights grant contracts in relation to the Acquisitions will be entered between Henan Longshui and Zhengzhou City Natural Resources and Planning Bureau for Land Parcel I and Land Parcel II respectively on or before the date determined by Zhengzhou City Natural Resources and Planning Bureau as stipulated in the Confirmation Notice.

## INFORMATION ON PARTIES TO THE ACQUISITIONS

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

Zhengzhou City Natural Resources and Planning Bureau, being the seller of Land Parcel I and Land Parcel II 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 Zhengzhou 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, Zhengzhou City Natural Resources and Planning Bureau and its beneficial owner are third parties independent of the Group and its connected persons.

## **REASONS FOR AND BENEFITS OF THE ACQUISITIONS**

The Company and its subsidiaries (collectively "**Group**") are principally engaged in property development, property investment and management, project management and sale services and securities trading and investment. The Board believes that each of the Acquisitions 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 each of the Acquisitions 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.

## **LISTING RULES IMPLICATIONS**

As one of the applicable percentage ratios calculated in respect of each of the Acquisitions under Rule 14.07 of the Rules Governing Listing of the Securities on the Stock Exchange of Hong Kong Limited (the "**Listing Rules**") exceeds 5% but is less than 25%, each of the Acquisitions constitutes a discloseable transaction for the Company under the Listing Rules.

By Order of the Board  
**Zensun Enterprises Limited**  
**Zhang Jingguo**  
*Chairman, Chief Executive Officer  
and Executive Director*

Hong Kong, 23 December 2020

*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.*