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SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED
銀建國際控股集團有限公司
(I[illegible] H[illegible])
(Stock Code: 171)

DISCLOSEABLE TRANSACTION: DISPOSAL OF PROPERTY

DISPOSAL OF PROPERTY

The Board is pleased to announce that after trading hours on 24 February 2025, the Vendor entered into the SPA with the Purchaser, pursuant to which the Purchaser has agreed to purchase, and the Vendor has agreed to sell, the Property at the consideration of RMB10,200,000 (equivalent to approximately HK$11,062,000).

IMPLICATIONS UNDER THE LISTING RULES

As one of the relevant percentage ratios (as defined under the Listing Rules) in respect of the Disposal exceeds 5% but all of the relevant percentage ratios are less than 25%, the Disposal constitutes a discloseable transaction for the Company and is subject to notification and announcement requirements under Chapter 14 of the Listing Rules.

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Major terms of the Disposal are set out below:

THE SPA

Date

24 February 2025

Parties

Vendor: 東環(北京)物業管理有限公司 (English for identification purpose only, East Gate (Beijing) Property Management Co., Ltd.), a limited liability company established in the PRC and an indirect wholly-owned subsidiary of the Company.

Purchaser: Mr. Liu Rui. To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Purchaser is an Independent Third Party.

Assets to be disposed of

Pursuant to the SPA, the Vendor has agreed to dispose of, and the Purchaser has agreed to acquire, the Property.

Consideration

The consideration for the Disposal is RMB10,200,000 (equivalent to approximately HK$11,062,000), which shall be satisfied in cash as follows: (i) RMB500,000 (equivalent to approximately HK$542,000) as an initial deposit paid on 10 January 2025; (ii) RMB6,700,000 (equivalent to approximately HK$7,266,000) payable on or before one business day before the date of Completion (i.e. the date on which the Vendor proceeds with the Registration); and (iii) the balance of RMB3,000,000 (equivalent to approximately HK$3,254,000) ("**Balance**"), payable by the mortgagee bank of the Purchaser, failing which, payable by the Purchaser as mentioned below. The Purchaser shall provide to the Vendor his mortgagee bank's approval letter of the loan granted for settlement of the Balance three business days before the date of Completion (i.e. the date on which the Vendor proceeds with the Registration). If the Purchaser fails to obtain such loan from the banks due to his own reasons, he shall source financing from other lending institutions. In the event that the Purchaser still fails to secure a loan from such other lending institutions or the amount of the approved loan is less than the Balance, he shall pay the Balance to the Vendor in cash 10 days after he has submitted the information required for the loan application to these lending institutions for the loan approval. The vacant possession of the Property will be delivered by the Vendor to the Purchaser within three business days after the Vendor has received the consideration for the Disposal in full.

The consideration for the Disposal was determined after arm's length negotiations between the Vendor and the Purchaser on normal commercial terms with reference to the market value of similar properties in similar locations.

Completion

Completion of the Disposal shall take place on or before 14 April 2025, upon which the Vendor shall proceed with the Registration.

INFORMATION IN RELATION TO THE PROPERTY

The Property is classified as an investment property of the Group and is currently vacant. The Property is currently charged in favour of an Independent Third Party to secure certain borrowings of the Group. The unaudited carrying value of the Property as at 30 June 2024 was approximately RMB4,51 ,000 (equivalent to approximately HK$4, 01,000).

REASONS FOR AND BENEFITS OF THE DISPOSAL

The Group is principally engaged in property leasing and investments.

Due to the prevailing global economic volatility and the sluggish rental market demand for residential properties in the area in which the Property is located, the Property, being an investment property held by the Group for rental purposes, has remained vacant during the past two financial years of the Company. As such, the Board considers that the Disposal represents a good opportunity for the Group to realise its investment in the Property which also provides additional cash flows to the Group to improve its liquidity.

The Group expects to recognise an unaudited gain of approximately RMB1,661,000 (equivalent to approximately HK$1,801,000) from the Disposal, which is calculated with reference to the difference between (i) the consideration for the Disposal; and (ii) the aggregate of (a) the estimated carrying value of the Property of approximately RMB4,505,000 (equivalent to approximately HK$4,886,000) as recorded in the Group's unaudited financial statements at Completion; and (b) the estimated costs, expenses and taxes to be incurred in connection with the Disposal in the aggregate amount of approximately RMB4,034,000 (equivalent to approximately HK$4,375,000). The actual amount of the gain or loss as a result of the Disposal to be recorded by the Group is subject to the audit to be performed by the Company's auditors.

The net proceeds from the Disposal are intended to be used as general working capital of the Group.

The Directors (including the independent non-executive Directors) are of the view that the terms of the SPA are on normal commercial terms and are fair and reasonable and the Disposal is in the interests of the Company and its shareholders as a whole.

IMPLICATIONS UNDER THE LISTING RULES

As one of the relevant percentage ratios (as defined under the Listing Rules) in respect of the Disposal exceeds 5% but all of the relevant percentage ratios are less than 25%, the Disposal constitutes a discloseable transaction for the Company and is subject to notification and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

Unless otherwise specified, the following terms have the following meanings in this announcement:

"Board"	the board of Directors
"Company"	Silver Grant International Holdings 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
"Completion"	completion of the Disposal
"connected person(s)"	has the meaning as ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company
"Disposal"	the disposal of the Property by the Vendor pursuant to the terms and conditions of the SPA
"Group"	the Company and its subsidiaries
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Independent Third Party(ies)"	third party(ies) independent of the Company and the connected persons of the Company
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"PRC"	the People's Republic of China, and for the purpose of this announcement, excluding Hong Kong, the Macau Special Administrative Region and Taiwan

"Property"	the residential property of gross area of 173.4 square metres situated at Level 4, North Apartment Tower, East Gate Plaza, 1 Dongzhong Street, Dongcheng District, Beijing, the PRC
"Purchaser"	Mr. Liu Rui
"Registration"	the registration of the transfer of the Property from the Vendor to the Purchaser with the relevant registration authority in the PRC
"RMB"	Renminbi, the lawful currency of the PRC
"SPA"	the sale and purchase agreement dated 24 February 2025 entered into between the Vendor and the Purchaser for the sale and purchase of the Property
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Vendor"	東環(北京)物業管理有限公司 (English for identification purpose only, East Gate (Beijing) Property Management Co., Ltd.), a limited liability company established in the PRC and an indirect wholly-owned subsidiary of the Company
"%"	per cent.

For the purpose of this announcement, unless otherwise indicated, amounts quoted in RMB have been converted into HK$ at the rate of RMB1 to HK$1.0845. 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 at all.

On behalf of the Board
Silver Grant International Holdings Group Limited
Chu Hing Tsung
Chairman, Co-Chief Executive Officer and Executive Director

Hong Kong, 24 February 2025

As at the date of this announcement, the Board comprises Mr. Chu Hing Tsung (alias Zhu Qing Yi) (Chairman and Co-Chief Executive Officer), Mr. Zhang Wenguang (Co-Chief Executive Officer), Mr. Weng Jian and Ms. Ku Ka Lee as executive Directors; Mr. Chen Zhiwei and Mr. Chen Yongcun as non-executive Directors; and Mr. Liang Qing, Mr. Zhang Lu and Mr. Hung Muk Ming as independent non-executive Directors.