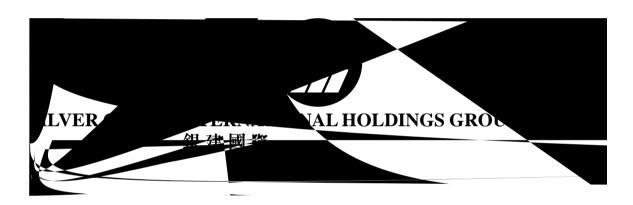
THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you have sold or transferred to a Silver Grant International Holdings Group Limited to a Silver Grant International Holdings Grant Interna



(1) MAJOR TRANSACTIONS: DISPOSALS OF THE TARGET PROPERTIES AND 100% INTEREST IN AND LOAN TO THE TARGET COMPANY AND

(2) NOTICE OF EXTRAORDINARY GENERAL MEETING

CONTENTS

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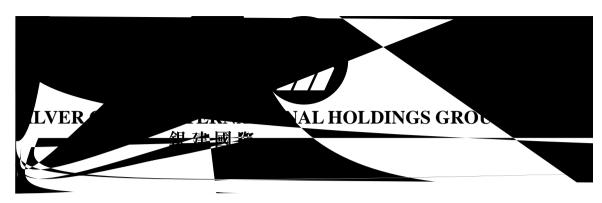
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THE SALE AND PURCHASE AGREEMENTS

The First Sale and Purchase Agreement

Date:

Parties:

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Assets to be disposed of:

First Consideration:

Basis of the First Consideration:

Conditions Precedent to First Completion:

- $oldsymbol{1}_{1}$, $oldsymbol{1}_{1}$, $oldsymbol{1}_{1}$, $oldsymbol{1}_{1}$, $oldsymbol{1}_{1}$, $oldsymbol{1}_{1}$

First Completion:

The Second Sale and Purchase Agreement

Date:

Parties:

- ()

Assets to be disposed of:

 $x = x + \frac{1}{2} x + \frac{1}{2}$

Second Consideration:

 $\mathbf{s} = \mathbf{s} + \mathbf{s} +$

Basis of the Second Consideration:

Conditions Precedent to Second Completion:

Second Completion:

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INFORMATION ON THE TARGET COMPANY AND THE TARGET PROPERTIES



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REASONS FOR AND BENEFITS OF ENTERING INTO THE SALE AND PURCHASE AGREEMENTS

LISTING RULES IMPLICATION

ADDITIONAL INFORMATION

 $\mathbf{I}_{i_1, i_2, i_3} = \mathcal{I}_{i_1, i_2, i_3, i_4} = \mathbf{I}_{i_1, i_2, i_3, i_4} = \mathbf{I}_{i_1, i_2, i_3, i_4} = \mathbf{I}_{i_1, i_2, i_3, i_4}$

1. STATEMENT OF INDEBTEDNESS

Secured bank loans

Unsecured bank loans

Other borrowings - secured

Other borrowings – unsecured

1 1 1 31 7 4 31 7 7 4 31 7 7 7 7 7 7 7 7 7 7

Lease liabilities

Charge on assets

Contingent liabilities

2. WORKING CAPITAL STATEMENT

 $\mathbf{y} = \mathbf{y}_{i_1, \dots, i_{k-1}} + \mathbf{y}_{i_1, \dots, i_{k-1}} + \mathbf{y}_{i_1, \dots, i_{k-1}} + \mathbf{y}_{i_1, \dots, i_{k-1}} + \mathbf{y}_{i_2, \dots$

3. FINANCIAL AND TRADING PROSPECTS

Earnings

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GREATER CHINA APPRAISAL LIMITED

漢 華 評 值 有 限 公 司



Re: Valuation of various real properties in Hong Kong

zGroup)

zGroup)

zReal Properties)

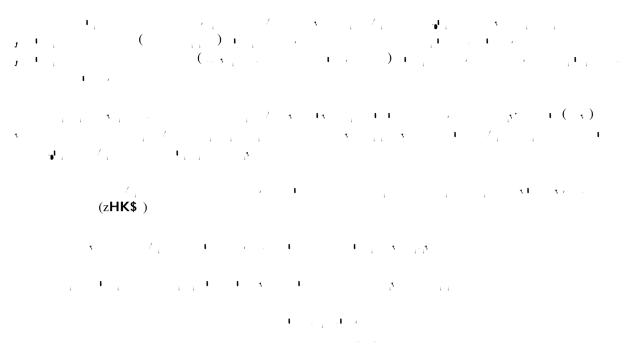
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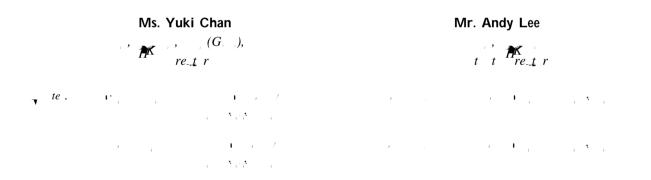
I. BASIS OF VALUATION

V. TITLESHIP INVESTIGATION

VI. LIMITING CONDITIONS



GREATER CHINA APPRAISAL LIMITED



SUMMARY OF VALUES

No.	Real Properties	Market Value in existing state as at 31 August 2023		
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	/			
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		Total:	HK\$261.000.000	

VALUATION CERTIFICATES

Group I — Real property interest held for investment and to be disposed of by the Group in Hong Kong

No. Real

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Adjustment Factor Considerations

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Adjustment Factor Considerations



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Adopted Unit Rate on saleable area for the residential portion of the Real Property (per sq.ft.)

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Adopted Unit Rate for the car parking space of the Real Property (per car parking space)

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APPENDIX II

PROPERTY VALUATION REPORT

 (\mathbf{r}_{ij})

Market Value in existing state as at 31 August 2023



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8 (zLot) 8 (x x x x x x x x x x x x x x x x x x	No.	Real Property	Descriptions and Tenure	Particulars of Occupancy	Market Value in existing state as at 31 August 2023
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Adopted Unit Rate on saleable area for the reference unit, Office 1 (per sq.ft.)

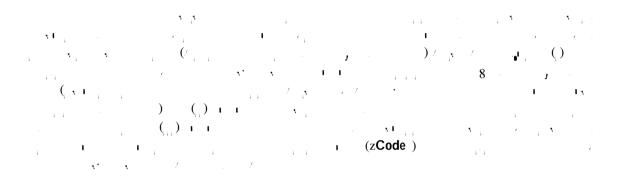
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Market Value in		, I ,	1 ,		. /)
existing state as at 31 August 2023						
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8	_					

1. RESPONSIBILITY STATEMENT

2. DISCLOSURE OF INTERESTS

(a) Directors' and chief executives' interests and short positions in the securities of the Company or its associated corporations



Long positions in the Shares

Name of Director	Capacity	Number of Shares interested	Approximate percentage of the issued Shares
ı	, (te 2)	8	%
	$\Delta r = 7$		%
i.	(te 3)		%

(zZhuguang Holdings) (zSplendid Reach) 1 1 (zCinda HK) 3 3

(b) Substantial Shareholders' interests and short positions in Shares and underlying Shares

Long positions in the Shares

Name of substantial Shareholder	Capacity	Number of Shares interested	Approximate percentage of the issued Shares
(zChina Cinda)	, (te 2)	8	%
i	, (te 2)	8	%
(zRegent Star)	(te 2)	8	%
i i	, (te 3)	8	%
	, (te 3)	8	%
I I	, (te 3)	8	%
, v	(te 3)	8	%
te,			
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Long positions in the underlying Shares

Name of substantial Shareholder	Capacity	Number of underlying Shares interested	Approximate percentage of the issued Shares (te 1)
i i	(te 2)	8 (te 3)	8 %
i	(te 2)	8 (te 3)	8 %
	(te 2)	8 (te 3)	8 %
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3. DIRECTORS' SERVICE CONTRACTS

4. LITIGATION

5. COMPETING INTERESTS

6. DIRECTORS' INTERESTS IN ASSETS, CONTRACTS OR ARRANGEMENTS

7. MATERIAL ADVERSE CHANGE

8. EXPERT AND CONSENT

Name			Qualification	
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9. MATERIAL CONTRACTS

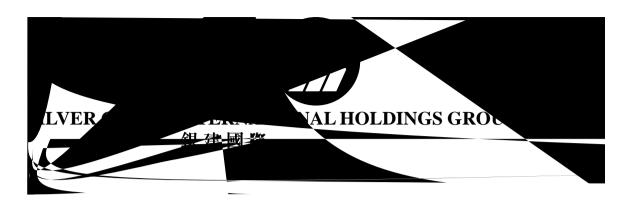
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10. GENERAL

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11. DOCUMENTS ON DISPLAY

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NOTICE OF EXTRAORDINARY GENERAL MEETING

ORDINARY RESOLUTIONS

zTHAT

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- () (zDirectors) , I

NOTICE OF EXTRAORDINARY GENERAL MEETING

zTHAT

Silver Grant International Holdings Group Limited Ng Hoi Leung, Leo

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(https://spot-emeeting.tricor.hk)

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