THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in doubt

If you have sold or transferred **Silver Grant International Holdings Group Limited**

(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

(“**EGM**”)

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

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THE SALE AND PURCHASE AGREEMENTS

The First Sale and Purchase Agreement

Date:

Parties:

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( )

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Assets to be disposed of:

Interst-bearing Loan

First Consideration:

Basis of the First Consideration:

Conditions Precedent to First Completion:

First Completion:

The Second Sale and Purchase Agreement

Date:

Parties:

( )

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Assets to be disposed of:

Second Consideration:

Basis of the Second Consideration:

Conditions Precedent to Second Completion:

Second Completion:

INFORMATION ON THE TARGET COMPANY AND THE TARGET PROPERTIES

	For the year ended 31 December 2022	For the year ended 31 December 2021
	(d ted)	*(d ted)*
	HK$'000	*HK$'000*
	[illegible]	[illegible]
	[illegible]	[illegible]

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

LISTING RULES IMPLICATION

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(z**Convertible Bonds**)

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

ADDITIONAL INFORMATION

1. STATEMENT OF INDEBTEDNESS

Secured bank loans

(East Gate)

Unsecured bank loans

Other borrowings – secured

(Mr. Chu) (Mr. Chen)

Other borrowings – unsecured

Lease liabilities

Charge on assets

Contingent liabilities

2. WORKING CAPITAL STATEMENT

3. FINANCIAL AND TRADING PROSPECTS

Earnings

The following is the text of letter, summary of values and valuation certificate prepared for the purpose of incorporation in this circular received from Greater China Appraisal Limited, an independent valuer, in connection with the valuation as at 31 August 2023 of the Target properties to be disposed of by the Group.

GREATER CHINA APPRAISAL LIMITED
漢華評值有限公司

Re: Valuation of various real properties in Hong Kong

"**Company**" "**Group**" "**Real Properties**" "**valuation date**"

I. BASIS OF VALUATION

V. TITLESHIP INVESTIGATION

VI. LIMITING CONDITIONS

(zHK$)

GREATER CHINA APPRAISAL LIMITED

Ms. Yuki Chan

Mr. Andy Lee

SUMMARY OF VALUES

No.	Real Properties	Market Value in existing state as at 31 August 2023
		(HK$)
	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

	Comparable 1	Comparable 2	Comparable 3	Comparable 4

Adjustment Factor	Considerations

Adjustment Factor	Considerations

Adjustment	Comparable 1	Comparable 2	Comparable 3	Comparable 4
	%	%	%	%
	%	%	%	%
	%	%	%	%
(				
)				
	%	%	%	%
($)				

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

$

( )

)

)

)

) $ $

	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6	Comparable 7	Comparable 8
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] ($)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] ($ [illegible])	[illegible]							[illegible]

Adjustment Factor **Considerations**

Adjustment	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6	Comparable 7	Comparable 8
[illegible]	[illegible]%	[illegible]%	%	%	[illegible]%	%	%	%
[illegible] ($ [illegible])			[illegible]			[illegible]		[illegible]

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

$

	Market Value in existing state as at 31 August 2023 (HK$)

No.	Real Property	Descriptions and Tenure	Particulars of Occupancy	Market Value in existing state as at 31 August 2023 (HK$)
	(the "**Real Property**") ... (the "**Lot**")	& ... $	(...)	

	Comparable 1	Comparable 2	Comparable 3	Comparable 4

Adjustment Factor **Considerations**

Adjustment	Comparable 1	Comparable 2	Comparable 3	Comparable 4
	%	%	%	%
	%	%	%	%
	%	%	%	%
	%	%	%	%

Adopted Unit Rate on saleable area for the reference unit, Office 1 (per sq.ft.)

$

	Office 2	Office 9
	%	%

Market Value in existing state as at 31 August 2023

(HK)

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

(Code)

Long positions in the Shares

Name of Director	Capacity	Number of Shares interested	Approximate percentage of the issued Shares (te 1)
	(te 2)		%
			%
	(te 3)		%

(“**Rong De**”)

(“**Zhuguang Holdings**”)

(“**Splendid Reach**”)

(“**Cinda HK**”)

(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 *(Note 1)*
("**China Cinda**")	*(Note 2)*		%
	(Note 2)		%
("**Regent Star**")	*(Note 2)*		%
	(Note 3)		%
	(Note 3)		%
	(Note 3)		%
	(Note 3)		%

Note:

Long positions in the underlying Shares

Name of substantial Shareholder	Capacity	Number of underlying Shares interested	Approximate percentage of the issued Shares *(Note 1)*
[illegible]	[illegible] *(Note 2)*	[illegible] *(Note 3)*	[illegible]%
[illegible]	[illegible] *(Note 2)*	[illegible] *(Note 3)*	[illegible]%
[illegible]	[illegible] *(Note 2)*	[illegible] *(Note 3)*	[illegible]%

Note:

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**

9. MATERIAL CONTRACTS

( ) ... *) (Meizhou City) ...

( ) ...

( ) ... *) (Beijing Longda) ...

( ) ...

10. GENERAL

( ) ...

( ) ...

11. DOCUMENTS ON DISPLAY

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NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN (z**EGM**) (z**Company**)

ORDINARY RESOLUTIONS

z**THAT**

( ) (z**First Sale and Purchase Agreement**) z) ( ) %

( ) (z**Directors**)

"THAT

( ) (“**Second Sale and Purchase Agreement**”) ((“**Circular**”))

( ) ( ) (

Silver Grant International Holdings Group Limited
Ng Hoi Leung, Leo

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

(Listing Rules)