# THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you have sold or transferred

Silver Grant International Holdings Group Limited

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Silver Grant International Holdings Group Limited

Silver Grant International Holdings Grant International Holdings Grant International Holdings



# SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED 銀 建 國

# (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

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# CONTENTS

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# SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED 銀 建 國

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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:



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#### Basis of the First Consideration:

# **Conditions Precedent to First Completion:**

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# First Completion:

# The Second Sale and Purchase Agreement

Date:

#### Parties:

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# Assets to be disposed of:

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#### **Second Consideration:**

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#### **Basis of the Second Consideration:**

#### **Conditions Precedent to Second Completion:**

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#### Second Completion:

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#### INFORMATION ON THE TARGET COMPANY AND THE TARGET PROPERTIES

		For the year	ber 2022	For the year 31 December	er 2021
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# REASONS FOR AND BENEFITS OF ENTERING INTO THE SALE AND PURCHASE AGREEMENTS

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#### LISTING RULES IMPLICATION

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# **ADDITIONAL INFORMATION**

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#### 1. STATEMENT OF INDEBTEDNESS

Secondary Control of the Control of

#### Secured bank loans

#### Unsecured bank loans

### Other borrowings – secured

# Other borrowings – unsecured

#### Lease liabilities

#### Charge on assets

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#### **Contingent liabilities**

#### 2. WORKING CAPITAL STATEMENT

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# 3. FINANCIAL AND TRADING PROSPECTS

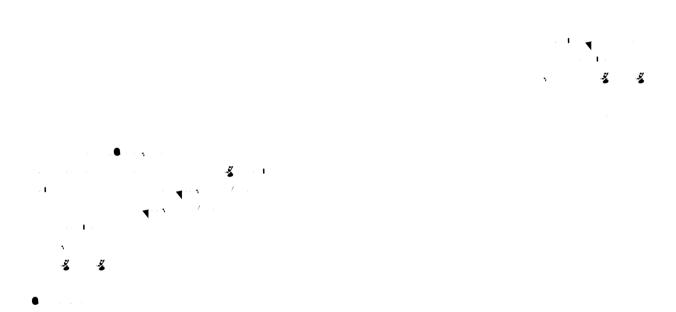
### **Earnings**

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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

Company

Company

Real Properties

valuation date

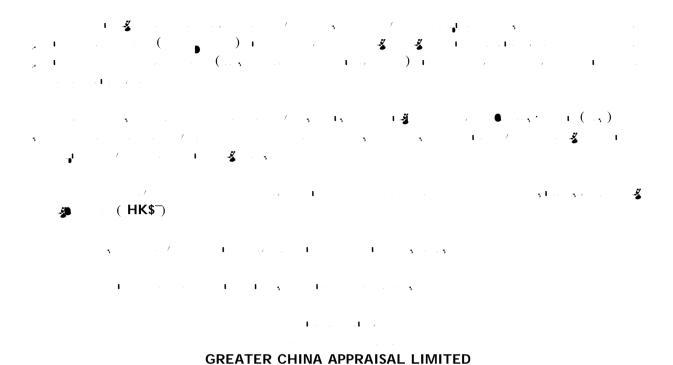
valuation date

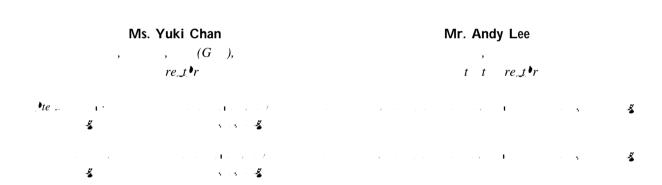
#### I. BASIS OF VALUATION

#### V. TITLESHIP INVESTIGATION

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#### VI. LIMITING CONDITIONS





# **SUMMARY OF VALUES**

					Market '	
No.	Real P	roperties		а	in existing s at 31 August (	
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	<b>√</b> }	/ . . <b>1</b> .				
		-		Total:	HK\$261 00	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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	Comparable 1	Comparable 2	Comparable 3	Comparable 4
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#### Adjustment Factor Considerations

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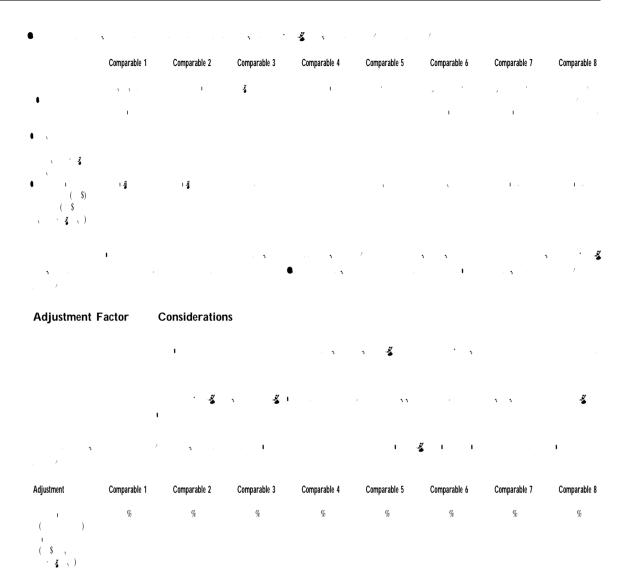
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# Adjustment Factor Considerations Adjustment Comparable 1 Comparable 2 Comparable 3 Comparable 4 % % % % % % Adopted Unit Rate on saleable area for the residential portion of the Real Property (per sq.ft.)

\$

\$



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

\$

existing state as at 31 August 2023					
existing state as at 31 August 2023	( )	. • / ,	· • • • • • • • • • • • • • • • • • • •	 1	1
					Market Value in existing state as at 31 August 2023

PROPERTY VALUATION REPORT

APPENDIX II

No. Real Property Descriptions and Tenure Occupancy Market Value in existing state as at 31 August 2023

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( Lot )

( Lot )

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     )
                                         Comparable 2
                                                                         Comparable 4
                         Comparable 1
                                                         Comparable 3
               ( $
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Adjustment	Comparable 1	Comparable 2	Comparable 3	Comparable 4
	%	%	%	%
	%	%	%	%
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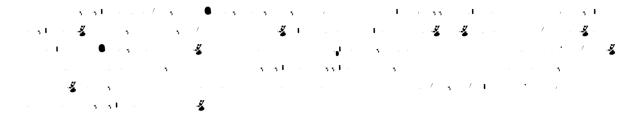
Adopted Unit Rate on saleable area for the reference unit, Office 1 (per sq.ft.)

\$

# PROPERTY VALUATION REPORT

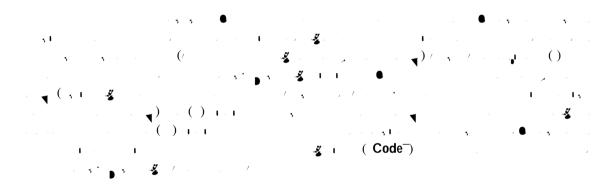
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( ) •••• •••• ••••				1 /	Market Value in existing state as at 31 August 2023

#### 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
. 1	, ( . te 2)		%
			%
ž	( . te 3)		%

te . ( Rong De<sup>-</sup>) ( Zhuguang Holdings ) / , ( Splendid Reach<sup>-</sup>) 14 4 1 - 1 3 I () () **%** ( ) 7 7 ( Cinda HK<sup>-</sup>) ( ) 1 🚜 🚜 (

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

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Long positions in the Shares

Name of substantial Shareholder	Capacity	Number of Shares interested	Approximate percentage of the issued Shares
( China Cinda )	, ( . te 2)		%
	, , , ( .•te 2)		%
( Regent Star )	( !te 2)		%
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**Annrovimate** 

Long positions in the underlying Shares

Name of substantial Shareholder	Capacity	Number of underlying Shares interested	percentage of the issued Shares
	, , , ( , •te 2)	( .•te 3)	%
	, ( . te 2)	( .•te 3)	%
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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

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#### 8. EXPERT AND CONSENT

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Name Qualification

#### 9. MATERIAL CONTRACTS

#### 10. GENERAL

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#### 11. DOCUMENTS ON DISPLAY

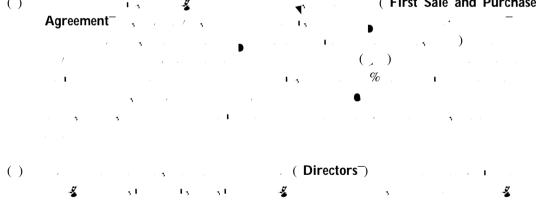
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# SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED 銀 建 國

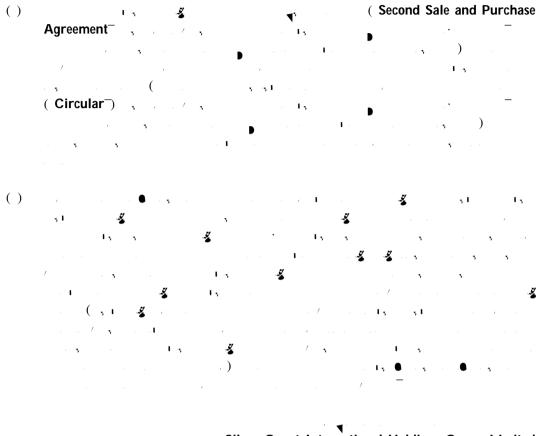
### NOTICE OF EXTRAORDINARY GENERAL MEETING

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ORDINARY RESOLUTIONS					
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## NOTICE OF EXTRAORDINARY GENERAL MEETING

## **THAT**



# Silver Grant International Holdings Group Limited Ng Hoi Leung, Leo \*\*m e ret r\*\*

(Listing Rules)

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