

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.



GLOBAL TOKEN LIMITED

環球通証有限公司

(continued in Bermuda with limited liability)

(Stock Code: 8192)

DISCLOSEABLE TRANSACTION – ACQUISITION OF RIGHT-OF-USE ASSET IN RELATION TO A LEASE AGREEMENT

LEASE AGREEMENT

The Board announces that on 6 November 2020, Weilan Environmental Protection Technology Service (Shenzhen) Limited, an indirect wholly-owned subsidiary of the Company, entered into a Lease Agreement as Lessee with Hubei Zhidianlian Technology Limited, an Independent Third Party, as Lessor in respect of the lease of the Premises for a term of five years commencing from 11 November 2020 to 10 November 2025 (both days inclusive) for the business development to the leasing of data centre facilities.

GEM LISTING RULES IMPLICATIONS

As the applicable percentage ratios as defined under the GEM Listing Rules in respect of the Lease Agreement exceeded 5% but are less than 25%, the Lease Agreement constitutes a discloseable transaction of the Company and is subject to notification and announcement requirements pursuant to Chapter 19 of the GEM Listing Rules.

LEASE AGREEMENT

The Board announces that on 6 November 2020, Weilan Environmental Protection Technology Service (Shenzhen) Limited (“**Shenzhen Weilan**”), an indirect wholly-owned subsidiary of the Company, entered into a Lease Agreement as Lessee with Hubei Zhidianlian Technology Limited (“**Huibe ZDL**”), an Independent Third Party, as Lessor in respect of the lease of the Premises for a term of five years commencing from 11 November 2020 to 10 November 2025 (both days inclusive) for the business development to the leasing of data centre facilities.

The principal terms of the Lease Agreement are summarised as follows:

Date of the Lease Agreement	:	6 November 2020
Lessee	:	Weilan Environmental Protection Technology Service (Shenzhen) Limited (蔚藍環保技術服務(深圳)有限公司), an indirect wholly-owned subsidiary of the Company incorporated in the PRC with limited liability
Lessor	:	Hubei Zhidianlian Technology Limited (湖北智電鏈科技有限公司), a company incorporated in the PRC with limited liability and an Independent Third Party
Premises	:	A well built-up supercomputing data centre infrastructure located in the Northwest Industrial Park in Manasi county, Changji, Xinjiang
Lease term	:	Five years commencing on 11 November 2020 and expiring on 10 November 2025 (both days inclusive)
Use	:	Business development to the leasing of data centre facilities
Monthly rental:	:	Monthly rent of RMB100,000 (equivalent to approximately HK\$110,000) (exclusive of tax and other outgoings) to be paid within the first five business days of each and every calendar month. The aggregate value of consideration payable under the Lease Agreement is RMB6,000,000 (equivalent to approximately HK\$6,600,000).
Security deposit	:	RMB300,000 (equivalent to approximately HK\$330,000)
Option to renew	:	The Lessee has an option for renewal on the same terms and conditions of the Lease Agreement.
Sub-lease	:	The Lessee has the right to sub-lease all or any part of the Premises or enter into any arrangement whereby the use of any part of the Premises during the Lease Term.

The monthly rent payment, the security deposit and other outgoings will be paid through the Group's internal source of fund.

RIGHT-OF-USE ASSET

Pursuant to HKFRS 16, the tenancy of the Premises will be recognised as right-of-use asset for an amount of approximately HK\$6,600,000, which is calculated with reference to the present value of the aggregated lease payments to be made under the Lease Agreement.

INFORMATION ABOUT THE GROUP AND THE LESSEE

The Group is principally engaged in (i) trading business; (ii) money lending business; (iii) securities trading business and (iv) leasing and maintenance of supercomputing data centre. The Lessee, being an indirect wholly-owned subsidiary of the Company is a company incorporated in the PRC with limited liability and was principally engaged in leasing of supercomputing data centre and trading business.

INFORMATION ABOUT LESSOR

The Lessor, in which Mr. Yu Tinghui with PRC passport through Hubei DCC holds 99% of its equity interest and Mr. Yu Wei with PRC passport holds 1% of its equity interest, was mainly engaged in providing supercomputing data centre infrastructures constructions and development and cloud computing development.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the Lessor, its immediate holding company, shareholder, its ultimate shareholder and its respective associates are Independent Third Parties.

REASONS FOR AND BENEFITS OF THE LEASE AGREEMENT

The Group has stepped into the internet data centre (“IDC”) industry from the end of June 2020 through the expansion of trading business to computer servers and commencement of a new business of supercomputing data centre maintenance. Through the network accumulated from this industry, certain business opportunities on leasing of data centre facilities to small and medium-sized enterprises have been developed. Considering the emphasis of the cloud technology development in China in which creates the huge potential to the IDC industry, the Directors of the Company is of the opinion that the development of leasing of data centre facilities will enable the Group to cope with the substantial growth of China's digital economy and to consolidate its market position.

The entrance of the lease arrangement will mark the first step towards establishing the Group's footprint in the leasing of the data centres in the PRC and allowing the Group to tap into this growing market as well as providing synergies to the data centre-related business of the Group.

The terms of the Lease Agreement was arrived after arm's length negotiations and the rental was determined after taking into consideration the prevailing market price for comparable premises in the vicinity of the Premises.

The Directors considered that the transactions contemplated under the Lease Agreement was entered into in the ordinary and usual course of business of the Group and normal commercial terms after arms' length negotiations between the parties, and the terms of the transactions contemplated under the Lease Agreement is fair and reasonable and in the interests of the Company and the Shareholders as a whole.

LISTING RULES IMPLICATIONS

As the applicable percentage ratios as defined under the GEM Listing Rules in respect of the Lease Agreement exceeded 5% but are less than 25%, the Lease Agreement constitutes a discloseable transaction of the Company and is subject to notification and announcement requirements pursuant to Chapter 19 of the GEM Listing Rules.

DEFINITIONS

In this announcement, the following expressions have the meanings set out below unless the context requires otherwise:

“Board”	the board of Directors
“Company”	Global Token Limited (stock code: 8192), a company incorporated in the Cayman Islands and continued in Bermuda with limited liability, the issued Shares of which are listed on GEM
“connected persons”	Has the meaning ascribed to it under the Listing Rules
“Director(s)”	the director(s) of the Company
“GEM”	GEM operated by the Stock Exchange
“GEM Listing Rules”	the Rules Governing the Listing of Securities on GEM
“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 People’s Republic of China
“HKFRS 16”	Hong Kong Financial Reporting Standards 16 “Leases” which includes standards and interpretations promulgated by the Hong Kong Institute of Certified Public Accountants

“Hubei DCC”	Hubei Distributed Computing Center Technology Limited (湖北智建芯雲科技有限公司), which is wholly owned by Mr. Yu Tinghui with PRC passport, a company incorporated in the PRC with limited liability and an Independent Third Party
“Independent Third Party” or “Independent Third Parties”	Third party/parties independent of the Company and its connected persons (as defined in the GEM Listing Rules) of the Company and their respective associate (as defined in the GEM Listing Rules)
“Lease Agreement”	the agreement dated 6 November 2020 entered into between Shenzhen Weilan as the Lessee and Huibei ZDL as the Lessor in relation to the lease of the Premises
“Lease Term”	five years commencing on 11 November 2020 and expiring on 10 November 2020 (both days inclusive)
“Lessee”	Weilan Environmental Protection Technology Services (Shenzhen) Limited (蔚藍環保技術服務(深圳)有限公司), an indirect wholly-owned subsidiary of the Company incorporated in the PRC with limited liability
“Lessor”	Hubei Zhidianlian Technology Limited (湖北智電鏈科技有限公司), in which Mr. Yu Tinghui with PRC passport through Hubei DCC holds 99% of its equity interest and Mr. Yu Wei with PRC passport holds 1% of its equity interest, a company incorporated in the PRC with limited liability and an Independent Third Party
“Premises”	A well built-up supercomputing data centre infrastructure located in the Northwest Industrial Park in Manasi county, Changji, Xinjiang
“Shareholder(s)”	holder(s) of the share(s) in the share capital of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	percentage or per centum

CONTINUED SUSPENSION OF TRADING

Trading in the shares of the Company has been suspended with effect from 9:00a.m. on 25 October 2019 in accordance with Rule 9.04 of the GEM Listing Rules and will remain suspended until further notice.

Shareholders of the Company who have queries about the implication of the delisting of the shares of the Company are advised to seek appropriate professional advice.

On behalf of the Board
Global Token Limited
Guo Yong
Chairman

Hong Kong, 6 November 2020

As at the date of this announcement, the board of Directors comprises Mr. Guo Yong, Mr. Tsang Chun Kit Terence and Mr. Wang An Zhong as executive Directors, Mr. Shi Guang Rong as non-executive Director and Mr. Leung Wah, Ms. Wong Mei Ling and Mr. Hu Xiaoming as independent non-executive Directors.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the GEM website at www.hkgem.com on the “Latest Company Announcements” page for at least 7 days from the date of its posting and on the Company website at www.8192.com.hk.