

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.



正美丰业

ZMFY Automobile Glass Services Limited

正美豐業汽車玻璃服務有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 8135)

**DISCLOSEABLE TRANSACTION
IN RELATION TO
THE LEASE EXTENSION AGREEMENT**

THE LEASE EXTENSION AGREEMENT

The Board announces that on 23 February 2021, ZM Leasing, a direct wholly-owned subsidiary of the Company, entered into the Lease Extension Agreement with Heilongjiang Jiansanjiang, pursuant to which the parties agreed to extend the period of the lease term of the Existing Lease Agreement to 20 February 2022. Except as extended by the Lease Extension Agreement, all other terms and provisions of the Existing Lease Agreement shall continue in full force and effect.

LISTING RULES IMPLICATIONS

The highest relevant percentage ratio (as defined under Rule 19.07 of the GEM Listing Rules) in respect of the Lease Extension Agreement when aggregated with the outstanding principal amounts and accrued interests under the Previous Lease Agreements is more than 5% but all relevant percentage ratios are less than 25%, the Lease Extension Agreement constitutes a discloseable transaction for the Company under the GEM Listing Rules and is subject to the notification and announcement requirements set out in Rule 19.34 of the GEM Listing Rules.

THE LEASE EXTENSION AGREEMENT

Reference is made to the announcement of the Company dated 22 January 2020 (the “**Announcement**”) in respect of the finance lease to Heilongjiang Jiansanjiang. Capitalised items used herein shall have the same meanings as those defined in the Announcement unless defined otherwise.

The Board announces that on 23 February 2021, ZM Leasing, a direct wholly-owned subsidiary of the Company, entered into the Lease Extension Agreement with Heilongjiang Jiansanjiang, pursuant to which the parties agreed to extend the period of the lease term of the Existing Lease Agreement to 20 February 2022.

PRINCIPAL TERMS OF THE LEASE EXTENSION AGREEMENT

Date:	23 February 2021
Parties:	Lessor: ZM Leasing; and Lessee: Heilongjiang Jiansanjiang
Period of the extended lease term:	Twelve months, commencing from 20 February 2021
Interest rate for the extended lease term:	10% per annum
Total lease amount payable by Heilongjiang Jiansanjiang to ZM Leasing:	RMB27,500,000 (equivalent to approximately HK\$33,000,000), comprising (i) the principal amount of RMB25,000,000 (equivalent to approximately HK\$30,000,000); and (ii) the aggregate interest of RMB2,500,000 (equivalent to approximately HK\$3,000,000), which is payable by four instalments on a quarterly basis.

Except as extended by the Lease Extension Agreement, all other terms and provisions of the Existing Lease Agreement shall continue in full force and effect.

INFORMATION ABOUT THE PARTIES

The Group is principally engaged in the sales of automobile glass with installation/repair services, trading of automobile glass, provision of business consultancy services and finance leasing services in the PRC.

Heilongjiang Jiansanjiang is a company established in the PRC with limited liability. It is principally engaged in production and sale of biomass fertilizers. The beneficial owners of Heilongjiang Jiansanjiang are Shenzhen Taiwo, holding approximately 61.07% and 12 other shareholders, namely Wang Qingwu (王慶武), Guo Xiangning (郭湘寧), Wang Changjun (王長君), Wang Fengdong (王鳳東), Qianjin Farm in Heilongjiang Province (黑龍江省前進農場), Cheng Shuang (程雙), Li Dongfang (李東芳), Xu Hong (許宏), Wu Lei (吳磊), Wang Gang (王剛), Yang Lianhua (楊蓮花), Wang Chunyan (王春豔), who/which are all Independent Third Parties at the relevant time and none of them holds more than 30% beneficial interest of Heilongjiang Jiansanjiang.

Shenzhen Taiwo is beneficially owned as to 76.19% by Shenzhen Jiuhe Investment Development Co., Ltd.* (深圳市九合投資發展有限公司) (“**Shenzhen Jiuhe**”), 20% by Hainan Zunhe Energy Investment Management Centre (Limited Partnership)* (海南尊合能源投資管理中心(有限合夥)) (“**Hainan Zunhe**”) and 3.81% by Shenzhen Jiuhe Green Energy Investment Center (Limited Partnership)* (深圳九合綠能投資中心(有限合夥)) (“**Jiuhe Green Energy**”).

The shareholding percentages of Shenzhen Jiuhe are as follows:

- (1) 35% by Shenzhen Yunfuxin Technology Development Co., Ltd.* (深圳市雲福鑫科技發展有限公司), which is owned as to 80% by Li Guodong (李國棟) and 20% by Wang Yilei (王一雷);
- (2) 33% by Li Xuanxia (李璇俠); and
- (3) 32% by Jia Xiuchun (賈秀春).

Hainan Zunhe and Jiuhe Green Energy are limited partnerships. Hainan Zunhe has 5 partners, and Shenzhen Jiuhe is one of the partner. Jiuhe Green Energy has 3 partners, whereas Shenzhen Jiuhe contributed 1.64% to its capital. Other partners of Hainan Zunhe and Jiuhe Green Energy are private companies, the shareholders of which comprise companies in different industries as well as companies controlled by central, provincial or municipal governments of the PRC.

Shenzhen Taiwo and its ultimate beneficial owners are Independent Third Parties at the relevant time.

REASONS FOR AND BENEFITS OF THE LEASE EXTENSION AGREEMENT

The entering into of the Lease Extension Agreement is expected to provide a stable revenue and cashflow to the Group.

The terms of the Lease Extension Agreement have been agreed after arm's length negotiation between the parties. The Directors consider that the terms of the Lease Extension Agreement are on normal commercial terms, and are fair and reasonable and in the interests of the Company and the shareholders of the Company as a whole.

PREVIOUS LEASE AGREEMENTS

ZM Leasing entered into the Previous Lease Agreements with Jianping Xingwo and Henan Tuonong on 21 February 2020, 28 August 2020 and 23 February 2021, respectively. Detailed terms in relation of the Previous Lease Agreements have been set out in the Company's announcements dated 21 February 2020, 28 August 2020 and 23 February 2021, respectively.

Henan Tuonong, Heilongjiang Jiansanjiang and Jianping Xingwo are all controlled by the same shareholder Shenzhen Taiwo.

IMPLICATIONS UNDER THE GEM LISTING RULES

The highest relevant percentage ratio (as defined under the GEM Listing Rules) in respect of the Lease Extension Agreement when aggregated with the outstanding principal amounts and accrued interests under the Previous Lease Agreements is more than 5% but all relevant percentage ratios are less than 25%, the Lease Extension Agreement constitutes a discloseable transaction for the Company under the GEM Listing Rules and is subject to the notification and announcement requirements set out in Rule 19.34 of the GEM Listing Rules.

DEFINITIONS

Unless the context otherwise requires, the following expressions used in this announcement have the following meanings:

“Existing Lease Agreement”	the lease agreement dated 22 January 2020 entered into between ZM Leasing and Heilongjiang Jiansanjiang, pursuant to which ZM Leasing agreed to provide finance lease to Heilongjiang Jiansanjiang by way of sale and leaseback the Leased Assets to Heilongjiang Jiansanjiang
“Henan Tuonong”	Henan Tuonong Biomass New Material Co., Ltd.* (河南省拓農生物質新材料有限公司), a company established in the PRC with limited liability

“Jianping Xingwo”	Jianping Xian Xingwo Biomass New Material Co., Ltd.* (建平縣興沃生物質新材料有限公司), a company established in the PRC with limited liability
“Lease Extension Agreement”	the lease extension agreement dated 23 February 2021 entered into between ZM Leasing and Heilongjiang Jiansanjiang, pursuant to which ZM Leasing has agreed to extend the period of the lease term of the Existing Lease Agreement to 20 February 2022
“Previous Lease Agreements”	the lease agreement dated 21 February 2020 between ZM Leasing and Jianping Xingwo, the lease extension agreement dated 28 August 2020 between ZM Leasing and Henan Tuonong and the lease agreement dated 23 February 2021 between ZM Leasing and Henan Tuonong
“Shenzhen Taiwo”	Shenzhen Taiwo Green Energy Development Co., Ltd.* (深圳泰沃綠色能源發展有限公司), a company established in the PRC with limited liability

In this announcement, amounts quoted in RMB have been converted into HK\$ at a rate of RMB1.00 to HK\$1.2. Such exchange rate has been used, where applicable, for the purposes 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.

By Order of the Board
ZMFY Automobile Glass Services Limited
Xia Xiufeng
Executive Director

Hong Kong, 23 February 2021

As at the date of this announcement, the executive Directors are Mr. Xia Xiufeng (Chairman and Chief Executive Officer), Mr. Lo Chun Yim and Mr. Lu Yongmin; the non-executive Director is Mr. Liu Mingyong; and the independent non-executive Directors are Mr. Jiang Bin, Mr. Luo Wenzhi and Mr. Wang Liang.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules of the Stock Exchange 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 “Latest Company Announcements” page of the GEM website at <http://www.hkgem.com> for at least 7 days from the date of its posting and on the Company’s website at <http://www.zmfy.com.hk>.

* For identification purposes only