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ZHUHAI HOLDINGS INVESTMENT GROUP LIMITED

珠海控股投資集團有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 00908)

CONTINUING CONNECTED TRANSACTIONS PROPERTY SERVICES AGREEMENTS

INTRODUCTION

Reference is made to the announcements of the Company dated 15 January 2021 in relation to the 2021-23 Property Services Agreement (the “**15 January 2021 Announcement**”), dated 1 December 2020 in relation to the 2021 Property Services Agreements (the “**1 December 2020 Announcement**”) and the Company’s announcement dated 29 July 2020 in relation to the 2020 Property Services Agreements (the “**29 July 2020 Announcement**”).

Unless otherwise defined, capitalized terms in this supplemental announcement shall have the same meaning of those in the 15 January 2021 Announcement.

The Board wishes to provide further information in relation to the 2021-23 Property Services Agreement, 2021 Property Services Agreements and 2020 Property Services Agreements.

PRICING BASIS UNDER THE 2021-23 PROPERTY SERVICES AGREEMENT

As disclosed in the 15 January 2021 Announcement, the Services Fees under the 2021-23 Property Services Agreement comprise the start-up service fees, early involvement service fees and property service fees, estimated to be RMB186,703, RMB492,771 and RMB6,990,469, respectively.

The start-up service fees relate to the supply of materials and goods by ZJ Property Management for establishing the Lot 1 Town Centre, the property service centre. ZJ Property Management shall provide ZJ Property Development with invoices as proof of the costs incurred by ZJ Property Management for the purchase of such materials and goods. The start-up service fees payable by ZJ Property Development shall be in the amount of such purchase costs. The parties agreed that such start-up service fees shall not exceed RMB186,703, and the actual amount of which shall be subject to downward adjustment (if any) based on the actual amount of such materials and goods supplied by ZJ Property Management and its purchase costs thereof.

The early involvement service fees and the property service fees relate to the provision of Property Services (i) prior to and (ii) after the commencement of operation of the Lot 1 Town Centre, respectively. The parties agreed that such early involvement service fees and property service fees (estimated to be RMB492,771 and RMB6,990,469, respectively) and the actual amount of which per month shall be subject to adjustment (if any) based on the actual number of staff deployed by ZJ Property Management and the seniority of such staff. Also, the performance of the staff shall be subject to ZJ Property Development's monthly evaluation. In the event that the performance is unsatisfactory and the defect in performance has not been remedied by the date as designated by the parties, the amount of early involvement service fees or the property service fees (as applicable) payable for the relevant month shall be subject to a download adjustment by 5%.

ZJ Property Development has obtained quotations from ZJ Property Management and two independent third party property service providers for the services concerned prior to the entering into of the 2021-23 Property Services Agreement. Upon comparison amongst those quotations, the prices and terms offered by ZJ Property Management under the 2021-23 Property Services Agreement were not higher and no less favourable than those offered by the independent third party property service providers. With respect to the Services Fees under the 2021-23 Property Services Agreement, the Services Fees were set at the fee rates offered by ZJ Property Management to ZJ Property Development after such comparison of the above-mentioned quotations.

PRICING BASIS UNDER THE 2021 PROPERTY SERVICES AGREEMENTS

As disclosed in the 1 December 2020 Announcement, the Services Fees under the 2021 Property Services Agreements were estimated to be RMB3,145,366 (in the case of the Lot 1 Exhibition Hall Property Services Agreement) and RMB2,283,926 (in the case of the Lot 2 (Chinese-Style Houses) Exhibition Hall Property Services Agreement), respectively.

The parties agreed that the Service Fees (estimated to be RMB3,145,366 (in the case of the Lot 1 Exhibition Hall Property Services Agreement) and RMB2,283,926 (in the case of the Lot 2 (Chinese-Style Houses) Exhibition Hall Property Services Agreement), respectively) and the actual amount of which per month shall be subject to adjustment (if any) based on the actual number of staff deployed by ZJ Property Management and the seniority of such staff. Also, the performance of the staff shall be subject to ZJ Property Development's monthly evaluation. In the event that the performance is unsatisfactory and the defect in performance has not been remedied by the date as designated by the parties, the amount of Service Fees payable for the relevant month shall be subject to a download adjustment by 5%.

ZJ Property Development has obtained quotations from ZJ Property Management and two independent third party property service providers for the services concerned prior to the entering into of the 2021 Property Services Agreements. Upon comparison amongst those quotations, the prices and terms offered by ZJ Property Management under the 2021 Property Services Agreements were not higher and no less favourable than those offered by the independent third party property service providers. With respect to the Services Fees under the 2021 Property Services Agreements, the Services Fees were set at the fee rates offered by ZJ Property Management to ZJ Property Development after such comparison of the above-mentioned quotations.

PRICING BASIS UNDER THE 2020 PROPERTY SERVICES AGREEMENTS

As disclosed in the 29 July 2020 Announcement, the Services Fees under the 2020 Property Services Agreements were estimated to be RMB2,322,667 (in the case of the Lot 2 (French-Style Houses) Exhibition Hall Property Services Agreement) and RMB4,249,337 (in the case of the Lot 4 Exhibition Hall Property Services Agreement), respectively.

The parties agreed that the Service Fees (estimated to be RMB2,322,667 (in the case of the Lot 2 (French-Style Houses) Exhibition Hall Property Services Agreement) and RMB4,249,337 (in the case of the Lot 4 Exhibition Hall Property Services Agreement), respectively) and the actual amount of which per month shall be subject to adjustment (if any) based on the actual number of staff deployed by ZJ Property Management and the seniority of such staff, as well as subject to ZJ Property Development's monthly evaluation of the performance of the staff.

ZJ Property Development has compared the prices and terms offered by ZJ Property Management under the 2020 Property Services Agreements with historical transaction amounts with an independent third party property service provider for similar services. Upon comparison, the prices and terms offered by ZJ Property Management under the 2020 Property Services Agreements were not higher and no less favourable than those offered by that independent third party property service provider. With respect to the Services Fees under the 2020 Property Services Agreements, the Services Fees were set at the fee rates offered by ZJ Property Management to ZJ Property Development after such comparison.

By Order of the Board
Zhuhai Holdings Investment Group Limited
Zeng Jianping
Chairman

Hong Kong, 2 February 2021

As at the date of this announcement, the Board comprises Mr. Zeng Jianping, Mr. Jin Tao, Mr. Ye Yuhong and Mr. Li Wenjun as executive Directors; Mr. Zou Chaoyong as non-executive Director; and Mr. Hui Chiu Chung, Mr. Chu Yu Lin, David, Mr. Albert Ho and Mr. Wang Yijiang as independent non-executive Directors.

* *The English transliteration of the Chinese names in this announcement, where indicated, is included for information only, and should not be regarded as the official English names of such Chinese names.*