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MOISELLE

MOISELLE INTERNATIONAL HOLDINGS LIMITED

慕詩國際集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 130)

DISCLOSEABLE TRANSACTION DISPOSAL OF PROPERTY

On 26 November 2021, the Vendor, a wholly-owned subsidiary of the Company, entered into the Provisional Agreement with the Purchaser for the sale of the Property to the Purchaser at a consideration of HK\$20,000,000. Pursuant to the terms of the Provisional Agreement, the Vendor and the Purchaser will enter into a formal agreement for the sale of the Property on or before 8 December 2021. Completion of the Disposal is expected to take place on or before 18 February 2022.

As the highest applicable percentage ratio in respect of the Disposal is more than 5% but less than 25%, the Disposal constitutes a discloseable transaction for the Company and is subject to the notification and announcement requirements under Chapter 14 of the Listing Rules.

THE PROVISIONAL AGREEMENT

Date	:	26 November 2021
Vendor	:	Boo Gie Garment Factory Limited, a wholly-owned subsidiary of the Company incorporated in Hong Kong with limited liability
Purchaser	:	Ms. Tang Yim Ling
Property	:	the property located at workshop No. 5 on 10th Floor, Kodak House II, No. 39 Healthy Street East, Hong Kong
Consideration	:	HK\$20,000,000.00

- Payment terms** : The Consideration shall be paid by the Purchaser to the Vendor in cash in the following manner:
- (a) HK\$1,083,900.00, being the initial deposit, has been paid upon the signing of the Provisional Agreement;
 - (b) HK\$916,100.00, being the further deposit, which together with the initial deposit, constitutes 10% of the Consideration, shall be paid on or before 8 December 2021; and
 - (c) the balance of the consideration, in the amount of HK\$18,000,000.00, shall be paid on or before 18 February 2022, being the expected completion date of the Disposal.
- Formal agreement** : The Vendor and the Purchaser will enter into a formal agreement on or before 8 December 2021 for the sale and purchase of the Property.
- Completion of the Disposal** : On or before 18 February 2022

INFORMATION ABOUT THE PROPERTY

The Property is an industrial undertaking located at Workshop No. 5 on 10th Floor, Kodak House II, No. 39 Healthy Street East, Hong Kong. As at the date of the Provisional Agreement, the Property has been left vacant. The Property was used for the Group's auxiliary business purposes and offered to lease out during the financial years ended 31 March 2020 and 31 March 2021 and during the first six months of the financial year ending 31 March 2022.

The Property is to be sold to the Purchaser on an "as is" basis.

As at 31 March 2021, the audited carrying amount of the Property was HK\$19,000,000.

INFORMATION OF THE PARTIES

The Group is principally engaged in the design and development, manufacture, retail and wholesale of various lines of fashion apparel and accessories.

The Vendor is a wholly-owned subsidiary of the Group and is principally engaged in the trading of materials, fashion apparel and accessories, and property holding.

The Purchaser is an individual and an Independent Third Party.

“Company”	Moiselle International Holdings Limited, a company incorporated in the Cayman Islands with limited liability and listed on the Main Board of the Stock Exchange with the stock code of 130;
“connected person(s)”	has the meaning ascribed thereto in the Listing Rules;
“Consideration”	HK\$20,000,000, being the total consideration payable by the Purchaser to the Vendor for the Disposal;
“Director(s)”	the directors of the Company;
“Disposal”	the disposal of the Property by the Vendor to the Purchaser;
“Group”	the Company and its subsidiaries from time to time;
“HK\$”	Hong Kong dollar(s), the lawful currency of Hong Kong;
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China;
“Independent Third Party(ies)”	any person(s) or company(ies) who is/are, to the best of the Directors’ knowledge, information and belief, having made all reasonable enquiries, independent of and not connected with the Company and the connected persons of the Company (as defined under the Listing Rules);
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange;
“Property”	the property located at workshop No. 5 on 10th Floor, Kodak House II, No. 39 Healthy Street East, Hong Kong;
“Provisional Agreement”	the provisional sale and purchase agreement dated 26 November 2021 between the Vendor, the Agent and the Purchaser in respect of the Disposal;
“Purchaser”	Ms. Tang Yim Ling;
“Shareholder(s)”	shareholders of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;

“Vendor” Boo Gie Garment Factory Limited, a wholly-owned subsidiary of the Company incorporated in Hong Kong with limited liability; and

“%” per cent.

By Order of the Board of
Moiselle International Holdings Limited
Chan Yum Kit
Chairman

Hong Kong, 26 November 2021

As at the date of this announcement, the Board comprises Mr. Chan Yum Kit, Ms. Tsui How Kiu, Shirley, and Mr. Chan Sze Chun as executive Directors; and Ms. Yu Yuk Ying, Vivian, Mr. Chu Chun Kit, Sidney, and Ms. Wong Shuk Ying, Helen as independent non-executive Directors.