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If you are in any doubt as to any aspect of this circular or as to the action to be taken, you should consult your stockbroker or other licensed securities dealer, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your shares in China Properties Group Limited, you should at once hand this circular and the accompanying form of proxy to the purchaser(s) or the transferee(s) or to the bank, licensed securities dealer or other agent through whom the sale or transfer was effected for transmission to the purchaser(s) or the transferee(s).

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China Properties Group Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1838)

PROPOSALS FOR GENERAL MANDATES TO ISSUE SHARES AND REPURCHASE SHARES, RE-ELECTION OF THE RETIRING DIRECTORS AND NOTICE OF ANNUAL GENERAL MEETING

A notice convening the annual general meeting of China Properties Group Limited to be held at 14th Floor, Wheelock House, 20 Pedder Street, Central, Hong Kong on Friday, 30 December, 2022 at 9:30 a.m. is set out on pages 14 to 17 of this circular. A form of proxy for use at the annual general meeting is also enclosed. Such form of proxy is also published on the website of The Stock Exchange of Hong Kong Limited (www.hkex.com.hk).

Whether or not you are able to attend the annual general meeting, you are requested to complete the accompanying form of proxy in accordance with the instructions printed thereon and return it to the Branch Share Registrar of the Company in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong as soon as possible but in any event not less than 48 hours before the time appointed for the holding of the annual general meeting or any adjournment thereof. Completion and return of the form of proxy shall not preclude you from attending and voting in person at the annual general meeting or any adjourned meeting thereof should you so wish.

In line with the prevailing practices and guidelines on the prevention of coronavirus (“COVID-19”), the Company may, depending on the development with regard to COVID-19, implement additional precautionary measures at the AGM which may include without limitation:

- compulsory body temperature screening;
- mandatory use of self-prepared surgical face masks at all times during the attendance of the AGM;
- no refreshments or corporate gifts will be provided to attendees; and
- other practical precautions which may include maintaining appropriate distancing and spacing at the venue, limiting the number of attendees at the AGM as may be necessary to avoid over-crowding.

In light of the present risks posed by the COVID-19 pandemic, and if such risks continue at the time of the AGM, the Company strongly encourages the Shareholders to exercise their right to appoint the chairperson of the AGM as their proxy to vote according to their indicated voting instructions as an alternative to attending the AGM in person. The Company may implement further changes and precautionary measures as appropriate.

5 December, 2022

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RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the 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 circular 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 circular misleading.

DEFINITIONS

In this circular, the following expressions shall have the following meanings unless the context indicates otherwise:

“Annual General Meeting”	the annual general meeting of the Company to be held at 14th Floor, Wheelock House, 20 Pedder Street, Central, Hong Kong on Friday, 30 December, 2022 at 9:30 a.m. to consider and, if appropriate, to approve the resolutions contained in the notice of the meeting which is set out on pages 14 to 17 of this circular, or any adjournment thereof
“Branch Share Registrar”	the Hong Kong branch share registrar of the Company
“Board”	the board of Directors
“Company”	China Properties Group Limited, a company incorporated in the Cayman Islands with limited liability and the shares of which are listed on the Stock Exchange
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries from time to time
“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
“Issuance Mandate”	as defined in paragraph 2(b) of the Letter from the Board
“Latest Practicable Date”	28 November, 2022, being the latest practicable date prior to the printing of this circular for ascertaining certain information contained herein
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Repurchase Mandate”	as defined in paragraph 2(a) of the Letter from the Board
“SFO”	the Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong
“Share(s)”	ordinary share(s) of HK\$0.10 each in the capital of the Company (or of such other nominal amount as shall result from a subdivision, consolidation, reclassification or reconstruction of the share capital of the Company from time to time)
“Shareholder(s)”	holder(s) of the Share(s)

DEFINITIONS

“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Takeovers Code”	The Hong Kong Code on Takeovers and Mergers



China Properties Group Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1838)

Executive Directors:

Dr. Wang Shih Chang, George (*Chairman*)
Mr. Wong Sai Chung (*Managing Director*)
Mr. Xu Li Chang

Non-executive Director:

Mr. Kwan Kai Cheong

Independent Non-executive Directors:

Mr. Warren Talbot Beckwith
Mr. Luk Koon Hoo
Dr. Garry Alides Willinge

Registered Office:

Cricket Square
Hutchins Drive
P. O. Box 2681
Grand Cayman
KY1-1111
Cayman Islands

*Head office and principal place
of business in Hong Kong:*

14th Floor, Wheelock House
20 Pedder Street
Central
Hong Kong

5 December, 2022

To the Shareholders

Dear Sir or Madam,

**PROPOSALS FOR
GENERAL MANDATES TO ISSUE SHARES AND
REPURCHASE SHARES,
RE-ELECTION OF THE RETIRING DIRECTORS
AND
NOTICE OF ANNUAL GENERAL MEETING**

1. INTRODUCTION

The purpose of this circular is to provide the Shareholders with information in respect of the resolutions to be proposed at the Annual General Meeting for (i) the granting of the Repurchase Mandate to the Directors; (ii) the granting of the Issuance Mandate to the

LETTER FROM THE BOARD

Directors; (iii) the extension of the Issuance Mandate by adding to the aggregate number of the issued Shares repurchased by the Company under the Repurchase Mandate; and (iv) the re-election of the retiring Directors.

2. PROPOSED GRANTING OF THE REPURCHASE AND ISSUANCE MANDATES

Ordinary resolutions will be proposed at the Annual General Meeting to approve the granting of new general mandates to the Directors:

- (a) to repurchase Shares on the Stock Exchange for an aggregate nominal amount of up to 10% of the aggregate nominal amount of the issued share capital of the Company at the date of passing of such resolution (the “Repurchase Mandate”);
- (b) to allot, issue and deal with Shares for an aggregate nominal amount of up to 20% of the aggregate nominal amount of the issued share capital of the Company at the date of passing of such resolution (the “Issuance Mandate”); and
- (c) to extend the Issuance Mandate by an amount representing the aggregate nominal amount of the Shares repurchased by the Company pursuant to and in accordance with the Repurchase Mandate.

The Repurchase Mandate and the Issuance Mandate will continue in force until the conclusion of the next annual general meeting of the Company held after the Annual General Meeting or any earlier date as referred to in ordinary resolutions nos. 4 and 5 set out in the notice of the Annual General Meeting. With reference to the Repurchase Mandate and the Issuance Mandate, the Directors wish to state that they have no immediate plan to repurchase any Shares or issue any Shares pursuant thereto. Based on 1,809,077,000 Shares in issue as at the Latest Practicable Date, exercise in full of the general mandate to issue new Shares could result in up to 361,815,400 Shares being issuable by the Company.

In accordance with the requirements of the Listing Rules, the Company is required to send to the Shareholders an explanatory statement containing all the information reasonably necessary to enable them to make an informed decision on whether to vote for or against the granting of the Repurchase Mandate. The explanatory statement as required by the Listing Rules in connection with the Repurchase Mandate is set out in the Appendix I to this circular.

3. PROPOSED RE-ELECTION OF THE RETIRING DIRECTORS

Pursuant to article 87 of the Articles of Association, at each annual general meeting of the Company, one-third of the Directors for the time being (or, if their number is not a multiple of three (3), the number nearest to but not less than one-third) shall retire from office by rotation. Accordingly, Dr. Wang Shih Chang, George, Mr. Kwan Kai Cheong and Mr. Warren Talbot Beckwith (“Mr. Beckwith”) being the Directors longest in office since their last re-election, will retire by rotation at the Annual General Meeting and, being eligible, will offer themselves for re-election.

LETTER FROM THE BOARD

The nomination committee of the Company (the “Nomination Committee”), having reviewed the Board’s composition, nominated Dr. Wang Shih Chang, George, Mr. Kwan Kai Cheong and Mr. Beckwith to the Board for it to recommend to Shareholders for re-election at the Annual General Meeting.

The nominations were made in accordance with the nomination policy of the Company and the diversity aspects (including but not limited to gender, age, cultural and educational background, experience (professional or otherwise), skills and knowledge) as set out in the board diversity policy of the Company. The Nomination Committee and the Board have also taken into account their respective contributions to the Board and their commitment to their roles.

Mr. Beckwith, an independent non-executive Director, who will be up for re-election at the Annual General Meeting, was appointed as an independent non-executive Director in February 2007. He will have continuously served as independent non-executive Director for more than nine years as at the date of the Annual General Meeting.

The Nomination Committee and the Board have reviewed and assessed the independence of Mr. Beckwith pursuant to code provision B.2.3 as contained in Part 2 of the Corporate Governance Code set out in Appendix 14 to the Listing Rules and they are satisfied that further appointment of Mr. Beckwith as an independent non-executive Director is justified due to the following reasons: (1) Mr. Beckwith has not been involved in any operation of the Group since becoming an independent non-executive Director; (2) Mr. Beckwith does not hold any interest in the share capital of the Company or in the business activities of the Group; (3) other than being an independent non-executive Director, Mr. Beckwith is not connected with any Director, the chief executive or substantial shareholder of the Company, and he does not represent any entity whose interests are not in line with the Shareholders as a whole; (4) to the best knowledge of the Board, Mr. Beckwith has not relied on the remuneration given by the Company or is financially dependent on the Company or any connected person of the Company; (5) Mr. Beckwith has demonstrated and the Board believes that he is able to exercise his independent professional judgment and draw upon his extensive knowledge, expertise and experience in the accounting field for the benefits of the Group as a whole, in particular, the independent Shareholders; and (6) Mr. Beckwith has confirmed his independence to the Stock Exchange in respect of each of the factors set out in Rule 3.13 of the Listing Rules that the Stock Exchange takes into account in assessing the independence of a non-executive director at the time of his first appointment and has also provided an annual confirmation of independence to the Company.

Based on the above reasons, the Company is of the opinion that the current connection of Mr. Beckwith with the Company will not affect his independence as an independent non-executive Director and Mr. Beckwith will be able to carry out his duties as an independent non-executive Director impartially and independently.

LETTER FROM THE BOARD

As at the Latest Practicable Date, the three independent non-executive Directors were Mr. Beckwith, Mr. Luk Koon Hoo and Dr. Garry Alides Willinge, all of whom were appointed as independent non-executive Directors in February 2007 and had acted as such for more than 15 years as at the Latest Practicable Date.

Brief biography, as at the Latest Practicable Date, of each of Dr. Wang Shih Chang, George, Mr. Kwan Kai Cheong and Mr. Beckwith proposed to be re-elected at the Annual General Meeting is set out in Appendix II to this circular.

4. ANNUAL GENERAL MEETING AND PROXY ARRANGEMENT

The notice of the Annual General Meeting is set out on pages 14 to 17 of this circular. At the Annual General Meeting, resolutions will be proposed to approve, inter alia, the granting of the Repurchase Mandate and the Issuance Mandate, the extension of the Issuance Mandate by the addition thereto of the number of Shares repurchased pursuant to the Repurchase Mandate and the re-election of the retiring Directors.

A form of proxy for use at the Annual General Meeting is enclosed with this circular and such form of proxy is also published on the website of the Stock Exchange (www.hkex.com.hk). To be valid, the form of proxy must be completed and signed in accordance with the instructions printed thereon and deposited, together with the power of attorney or other authority (if any) under which it is signed or a notarially certified copy of that power of attorney or authority at the Branch Share Registrar of the Company in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, not less than 48 hours before the time appointed for holding the Annual General Meeting or any adjournment thereof. Completion and delivery of the form of proxy will not preclude you from attending and voting at the Annual General Meeting if you so wish.

5. RECOMMENDATION

The Directors consider that the proposed granting of the Repurchase Mandate, the granting/extension of the Issuance Mandate and the re-election of the retiring Directors are in the best interests of the Company and its Shareholders as a whole. Accordingly, the Directors recommend the Shareholders to vote in favour of the relevant resolutions to be proposed at the Annual General Meeting.

6. GENERAL INFORMATION

Your attention is drawn to the additional information set out in Appendix I (Explanatory Statement for the Repurchase Mandate) and Appendix II (Details of the retiring Directors proposed to be re-elected at the Annual General Meeting) to this circular.

Yours faithfully,
By Order of the Board
China Properties Group Limited
Dr. Wang Shih Chang, George
Chairman

The following is an explanatory statement required by the Listing Rules to be sent to the Shareholders to enable them to make an informed decision on whether to vote for or against the ordinary resolution to be proposed at the Annual General Meeting in relation to the granting of the Repurchase Mandate.

1. REASONS FOR REPURCHASE OF SHARES

The Directors believe that the granting of the Repurchase Mandate is in the interests of the Company and the Shareholders.

Repurchases of Shares may, depending on the market conditions and funding arrangements at the time, lead to an enhancement of the net asset value per Share and/or earnings per Share. The Directors are seeking the granting of the Repurchase Mandate to give the Company the flexibility to do so if and when appropriate. The number of Shares to be repurchased on any occasion and the price and other terms upon which the same are repurchased will be decided by the Directors at the relevant time, having regard to the circumstances then pertaining.

2. SHARE CAPITAL

As at the Latest Practicable Date, the issued share capital of the Company comprised 1,809,077,000 Shares.

Subject to the passing of the ordinary resolution no. 4 set out in the notice of the Annual General Meeting in respect of the granting of the Repurchase Mandate and on the basis that the issued share capital of the Company remains unchanged up to the date of the Annual General Meeting, the Directors would be authorised under the Repurchase Mandate to repurchase a maximum of 180,907,700 Shares (representing 10% of the Shares in issue as at the Latest Practicable Date) during the period in which the Repurchase Mandate remains in force.

3. FUNDING OF REPURCHASES

In repurchasing Shares, the Company may only apply funds legally available for such purpose in accordance with its Memorandum of Association, its Articles of Association, the laws of the Cayman Islands and/or any other applicable laws.

The Company is empowered by its Memorandum of Association and the Articles of Association to repurchase Shares. The laws of the Cayman Islands provide that the amount of capital paid in connection with a share repurchase by a company may only be paid out of either the profits of the company or out of the proceeds of a fresh issue of Shares made for such purpose or, subject to its Articles of Association and compliances with the Companies Act, (2022 Revision) Cap. 22 of the Cayman Islands, out of capital.

The amount of premium payable on repurchase may only be paid out of profits of the company or out of the share premium account of the company or, if so authorised by its Articles of Association and subject to the provisions of the Companies Act, (2022 Revision) Cap. 22 of the Cayman Islands, out of capital before the shares are repurchased.

4. IMPACT OF REPURCHASES

There might be a material adverse impact on the working capital or gearing position of the Company (as compared with the position disclosed in the audited accounts contained in the annual report of the Company for the year ended 31 December, 2021) in the event that the Repurchase Mandate was to be carried out in full at any time during the proposed repurchase period. However, the Directors do not intend to exercise the Repurchase Mandate to such extent as would, in the circumstances, have a material adverse effect on the working capital requirements of the Company or the gearing levels which in the opinion of the Directors are from time to time appropriate for the Company.

5. TAKEOVERS CODE IMPLICATION

If as a result of a repurchase of shares, a shareholder's proportionate interest in the voting rights of a company increases, such increase will be treated as an acquisition for the purpose of the Takeovers Code. As a result, a shareholder, or a group of shareholders acting in concert (within the meaning under the Takeovers Code), could obtain or consolidate control of the company and become(s) obliged to make a mandatory offer in accordance with Rule 26 of the Takeovers Code.

As at the Latest Practicable Date, to the best of the knowledge and belief of the Directors, Mr. Wong Sai Chung, an executive director of the Company, through a company controlled by him was interested in 1,356,800,000 shares representing 75% of the issued share capital of the Company. In the event that the Directors exercise in full the power to repurchase Shares in accordance with the Repurchase Mandate, the percentage shareholding Mr. Wong Sai Chung is interested in would be increased to approximately 83.33% of the issued share capital of the Company. The Directors have no intention to exercise the Repurchase Mandate to such an extent that the number of Shares in the hands of the public falling below the prescribed minimum percentage (under the Listing Rules) of 25%. The Directors are not aware of any consequences which may arise under the Takeovers Code as a result of any repurchases to be made under the Repurchase Mandate.

6. GENERAL

None of the Directors or, to the best of their knowledge having made all reasonable enquiries, any of their respective close associates (as defined in the Listing Rules) have any present intention to sell any Shares to the Company in the event that the granting of the Repurchase Mandate is approved by the Shareholders.

The Company has not been notified by any core connected persons (as defined in the Listing Rules) of the Company that they have a present intention to sell any Shares to the Company, or that they have undertaken not to sell any Shares held by them to the Company in the event that the granting of the Repurchase Mandate is approved by the Shareholders.

The Directors have undertaken to the Stock Exchange to exercise the power of the Company to make repurchases of Shares pursuant to the Repurchase Mandate in accordance with the Listing Rules and the laws of the Cayman Islands.

7. MARKET PRICES OF SHARES

The highest and lowest prices per Share at which the Shares were traded on the Stock Exchange during each of the previous twelve months prior to the printing of this circular were as follows:

Month	Highest <i>HK\$</i>	Lowest <i>HK\$</i>
2021	N/A	N/A
November	N/A	N/A
December	N/A	N/A
2022	N/A	N/A
January	N/A	N/A
February	N/A	N/A
March	N/A	N/A
April	N/A	N/A
May	N/A	N/A
June	N/A	N/A
July	N/A	N/A
August	N/A	N/A
September	N/A	N/A
October	N/A	N/A
November (up to the Latest Practicable Date)	N/A	N/A

8. REPURCHASES OF SHARES MADE BY THE COMPANY

The Company has not purchased any of the Shares (whether on the Stock Exchange or otherwise) in the six months preceding the Latest Practicable Date.

DR. WANG SHIH CHANG, GEORGE, aged 87, Executive Director

Dr. Wang is the Chairman of our Board and has been with the Group since 1992. He is the Chairman of the nomination committee and the member of the remuneration committee of the Company. Dr. Wang is jointly responsible for the formulation of the overall corporate direction and business strategies for the Group with the Managing Director. Prior to joining the Group, Dr. Wang served as a vice president of various companies owned by or associated with Bechtel Group, Inc. from 1962 to 1984 and Fluor Corporation from 1984 to 1986. Bechtel and Fluor are construction and project management companies in the United States of America. Dr. Wang has many years of experience in the operation and management of global conglomerates. Dr. Wang obtained a Master Degree in Civil Engineering and Nuclear Engineering from the University of Michigan and a Ph.D. Degree in Engineering from the University of California, Los Angeles. He is the brother of Mr. Wong Sai Chung, the Managing Director of the Company. Dr. Wang also served as a director of U.S. Concord (Holding) Limited and Pacific Concord Holding Limited (“PCH”) (de-listed). Save as disclosed, Dr. Wang Shih Chang, George did not hold any other directorship in any other public listed company in the past three years.

Term of service agreement

Dr. Wang Shih Chang, George has entered into a service contract with the Company for a term of two years commencing on 23 February, 2021 which shall be terminated in accordance with the provisions of the service contract by either party giving to the other not less than three month’s prior notice in writing.

Relationships

Dr. Wang Shih Chang, George is the brother of Mr. Wong Sai Chung (an Executive Director of the Company).

Interests in shares

As at the Latest Practicable Date, Dr. Wang Shih Chang, George did not hold any Share of the Company.

Director’s emoluments

Pursuant to the service agreement entered into between Dr. Wang Shih Chang, George and the Company, Dr. Wang is not entitled to receive any salaries under his service contract. Besides, Dr. Wang Shih Chang, George is entitled to receive a discretionary bonus to be decided by the Board provided that the total amount of bonus together with total salary and benefits to be paid to all other executive Directors in each year ended 31st December shall not exceed 20% of the audited consolidated net profit after taxation and minority interests but before extraordinary items of the Group for the relevant year (and before deducting such discretionary bonus, salary and benefits) and after such adjustments

as may be required to exclude unrealized profits due to changes in fair values of investment properties and to take into account the related deferred tax effect for the same financial year.

Dr. Wang Shih Chang, George did not receive any director's emolument for the years ended 31 December, 2020 and 2021 according to the service contract with the Company.

Matters that need to be brought to the attention of the Shareholders

There are no significant matters in relation to the re-election of Dr. Wang Shih Chang, George that need to be brought to the attention of the Shareholders. In addition, there are no other information to be disclosed under Rule 13.51(2) of the Listing Rules.

KWAN KAI CHEONG (關啟昌), aged 71, Non-executive Director

Mr. Kwan is a Non-executive Director of the Company and has joined the Group for more than ten years. He is also a Director of HK Electric. He is President of Morrison & Company Limited, a business consultancy firm. Mr. Kwan is also the chairman of the board of Utopa Limited, a commercial property company in the People's Republic of China. Mr. Kwan worked for Merrill Lynch & Co., Inc. for over 10 years during the period from 1982 to 1993, with his last position as President for its Asia Pacific region. He was formerly Joint Managing Director of Pacific Concord Holding Limited. Mr. Kwan is an Independent Non-executive Director of Greenland Hong Kong Holdings Limited, Henderson Sunlight Asset Management Limited (as manager of Sunlight Real Estate Investment Trust), United Photovoltaics Group Limited, Win Hanverky Holdings Limited and CK Life Sciences, all being listed companies (except Sunlight Real Estate Investment Trust being a listed real estate investment trust). He was previously an Independent Non-executive Director of Galaxy Resources Limited, a listed company. Mr. Kwan holds a Bachelor of Accountancy (Honours) degree and is a fellow of the HKICPA, The Institute of Chartered Accountants in Australia and The Hong Kong Institute of Directors Limited. He completed the Stanford Executive Program in 1992.

Mr. Kwan was previously an executive or a non-executive director of Oriental Unicorn Agricultural Group Limited (formerly China Medical and Bio Science Limited) ("China Medical") until May 2008, shares of which are listed on the Growth Enterprise market of the Stock Exchange. China Medical is a company incorporated in the Cayman Islands and registered under part XI of the Companies Ordinance which is principally engaged in the development and distribution of animal feed supplements and veterinary drugs. Provisional liquidators have been appointed to that company on 3 December, 2008.

Save as disclosed, Mr. Kwan Kai Cheong did not hold any other directorship in any other public listed company in the past three years.

Term of letter of appointment

Mr. Kwan Kai Cheong has entered into a letter of appointment with the Company for a term of two years commencing on 23 February, 2021 and either the Company or Mr. Kwan may terminate the appointment by giving at least three months' prior notice in writing.

Relationships

Mr. Kwan Kai Cheong did not have any relationship with any Directors, senior management or substantial or controlling shareholders of the Company.

Interests in shares

As at the Latest Practicable Date, Mr. Kwan Kai Cheong did not hold any Share of the Company.

Director's emoluments

According to the letter of appointment between Mr. Kwan and the Company, Mr. Kwan is entitled to receive a director's fee of HK\$240,000 per annum, which was determined by the Board and Mr. Kwan, by reference to his experience, responsibilities, workload and the time devoted to the Company.

Matters that need to be brought to the attention of the Shareholders

There are no significant matters in relation to the re-election of Mr. Kwan Kai Cheong that need to be brought to the attention of the Shareholders. In addition, there are no other information to be disclosed under Rule 13.51(2) of the Listing Rules.

WARREN TALBOT BECKWITH, aged 81, *Independent Non-executive Director*

Experience

Mr. Beckwith has been appointed as an Independent Non-executive Director of the Company since February, 2007. He is the Chairman of the audit committee and the member of the nomination committee of the Company. Mr. Beckwith has business management experience in Australia, London and Hong Kong in various industries, including mining, petroleum, property and technology development. Mr. Beckwith is a Fellow of the Institute of Chartered Accountants in Australia, the Hong Kong Institute of Certified Public Accountants, the Australian Institute of Company Directors and the Taxation Institute of Australia. In the past, Mr. Beckwith held directorships and executive positions in public companies listed on stock exchanges in Australia and Hong Kong. Mr. Beckwith formerly served as an independent non-executive director on each of the boards of the then listed Pacific Concord Holding Limited and Concord Land Development Company Limited, both property development companies. Mr. Beckwith was a director and shareholder of Avon Real Estate Pty Ltd., a property development company, and he was also a director of

Sentinel Investments Pty Ltd, an Australian-based property development company. He is currently the chairman of Westralian Group Pty Ltd., a Western Australian investment company and corporate financial advisor, was formerly a non-executive director of Brockman Mining Limited, a mining company listed in Hong Kong and Australia, and is non-executive chairman of Gondwana Resources Limited, an Australian mining company. Save as disclosed, Mr. Beckwith did not hold any other directorship in any other public listed company in the past three years.

Term of letter of appointment

Mr. Beckwith has entered into a letter of appointment with the Company for a term of two years commencing on 23 February, 2021 and either the Company or Mr. Beckwith may terminate the appointment by giving at least three months' notice.

Relationships

Mr. Beckwith did not have any relationship with any Directors, senior management or substantial or controlling shareholders of the Company.

Interests in shares

As at the Latest Practicable Date, Mr. Beckwith did not hold any Share of the Company.

Director's emoluments

According to the letter of appointment between Mr. Beckwith and the Company, Mr. Beckwith is entitled to receive a director's fee of HK\$240,000 per annum, which was determined by the Board and Mr. Beckwith, by reference to his experience, responsibilities, workload and the time devoted to the Company.

Matters that need to be brought to the attention of the Shareholders

There are no significant matters in relation to the re-election and re-appointment of Mr. Beckwith that need to be brought to the attention of the Shareholders. In addition, there is no other information to be disclosed under Rule 13.51(2) of the Listing Rules.



China Properties Group Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1838)

NOTICE IS HEREBY GIVEN that the Annual General Meeting of China Properties Group Limited (the “Company”) will be held at 14th Floor, Wheelock House, 20 Pedder Street, Central, Hong Kong on Friday, 30 December, 2022 at 9:30 a.m. for the following purposes:

1. To receive and approve the audited consolidated financial statements of the Company and the reports of the Directors and Auditor for the years ended 31 December, 2020 and 2021;
2.
 - (a) To re-elect Dr. Wang Shih Chang, George as an executive Director.
 - (b) To re-elect Mr. Kwan Kai Cheong as a non-executive Director.
 - (c) To re-elect Mr. Warren Talbot Beckwith as an independent non-executive Director.
 - (d) To authorise the Board of Directors to fix the remuneration of Directors.
3. To re-appoint auditor and to authorise the Board of Directors to fix their remuneration;
4. As special business, to consider and, if thought fit, pass with or without amendments, the following resolutions as ordinary resolutions:

“THAT:

- (a) subject to paragraph (b) below, the exercise by the Directors during the Relevant Period (as defined below) of all the powers of the Company to repurchase its shares, subject to and in accordance with the applicable laws, be and is hereby generally and unconditionally approved;
- (b) the total nominal amount of Shares of the Company to be repurchased by the Company pursuant to the approval in paragraph (a) above shall not exceed 10% of the total nominal amount of the share capital of the Company in issue at the date of passing of this resolution and the said approval shall be limited accordingly; and

NOTICE OF THE ANNUAL GENERAL MEETING

- (c) for the purpose of this resolution, “Relevant Period” means the period from the passing of this resolution until whichever is the earliest of:
 - (i) the conclusion of the next annual general meeting of the Company;
 - (ii) the revocation or variation of the authority given under this resolution by ordinary resolution passed by the Company’s shareholders in general meeting; and
 - (iii) the expiration of the period within which the next annual general meeting of the Company is required by the Articles of Association of the Company or any applicable laws to be held.”;
- 5. As special business, to consider and, if thought fit, pass with or without amendments, the following resolution as ordinary resolutions:

“THAT:

- (a) subject to paragraph (c) below, the exercise by the Directors during the Relevant Period (as defined below) of all the powers of the Company to allot, issue and deal with authorised and unissued shares in the capital of the Company and to make or grant offers, agreements and options which might require the exercise of such powers be and is hereby generally and unconditionally approved;
- (b) the approval in paragraph (a) above shall authorise the Directors to make or grant offers, agreements and options during the Relevant Period which would or might require the exercise of such powers after the end of the Relevant Period;
- (c) the aggregate nominal amount of share capital of the Company allotted or agreed conditionally or unconditionally to be allotted (whether pursuant to an option or otherwise) and issued by the Directors pursuant to the approval given in paragraph (a) above, otherwise than pursuant to:
 - (i) a Rights Issue (as defined below);
 - (ii) the exercise of options under a share option scheme of the Company; and
 - (iii) any scrip dividend scheme or similar arrangement providing for the allotment of shares in lieu of the whole or part of a dividend on shares of the Company or any issue of bonus shares in accordance with the Articles of Association of the Company,

shall not exceed 20% of the aggregate nominal amount of the issued share capital of the Company at the date of the passing of this resolution and the said approval shall be limited accordingly; and

NOTICE OF THE ANNUAL GENERAL MEETING

(d) for the purposes of this resolution:

“Relevant Period” means the period from the passing of this resolution until whichever is the earliest of:

- (i) the conclusion of the next annual general meeting of the Company;
- (ii) the revocation or variation of the authority given under this resolution by ordinary resolution passed by the Company’s shareholders in general meeting; and
- (iii) the expiration of the period within which the next annual general meeting of the Company is required by the Articles of Association of the Company or any applicable laws to be held;

“Rights Issue” means an offer of shares open for a period fixed by the Directors to holders of shares of the Company or any class thereof on the register on a fixed record date in proportion to their then holdings of such shares or class thereof (subject to such exclusions or other arrangements as the Directors may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of any relevant jurisdiction or the requirements of any recognised regulatory body or any stock exchange).”; and

6. As special business, to consider and, if thought fit, pass with or without amendments, the following resolution as an ordinary resolution:

“**THAT** conditional upon the passing of resolutions nos. 4 and 5 above, the general mandate granted to the Directors referred to in resolution no. 5 above be and is hereby extended by the addition to the aggregate nominal amount of Shares which may be allotted and issued or agreed conditionally or unconditionally to be allotted and issued by the Directors pursuant to such general mandate of an amount representing the aggregate nominal amount of shares repurchased by the Company pursuant to the mandate referred to in resolution no. 4 above, provided that such amount shall not exceed 10% of the aggregate nominal amount of the share capital of the Company in issue at the date of the passing of this resolution.”

On behalf of the Board
China Properties Group Limited
Dr. Wang Shih Chang, George
Chairman

Hong Kong, 5 December, 2022

NOTICE OF THE ANNUAL GENERAL MEETING

Notes:

1. Any member of the Company entitled to attend and vote at the meeting convened by this notice is entitled to appoint a proxy to attend and vote on his behalf. A proxy need not be a member of the Company. A member who is the holder of two or more shares of the Company may appoint more than one proxy to represent him to attend and vote on his behalf. If more than one proxy is so appointed, the appointment shall specify the number and class of shares in respect of which each such proxy is so appointed.
2. To be valid, a form of proxy together with the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power or authority, must be deposited at the Company's Branch Share Registrar in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not less than 48 hours before the time appointed for the holding of the meeting or any adjournment thereof. Delivery of the form of proxy shall not preclude a member of the Company from attending and voting in person at the meeting and, in such event, the instrument appointing a proxy shall be deemed to be revoked.
3. The register of members of the Company will be closed from Wednesday, 21 December, 2022 to Friday, 30 December, 2022 (both days inclusive), during which period no transfer of shares of the Company will be registered and no shares will be allotted and issued on the exercise of the subscription rights attaching to the outstanding share options granted by the Company. In order to qualify for attending the Annual General Meeting of the Company, all transfers of shares of the Company accompanied by the relevant share certificates and appropriate transfer forms must be lodged with the Branch Share Registrar in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Tuesday, 20 December, 2022.
4. In relation to the ordinary resolutions nos. 4, 5 and 6 set out in the above notice, the Directors wish to state that they have no immediate plan to issue any new shares or repurchase any existing shares of the Company. An explanatory statement containing the information necessary to enable the Shareholders to make an informed decision to vote on the proposed resolutions as required by the Listing Rules as set out in appendix I to the circular dispatched to the Shareholders on the date thereof.
5. In line with the prevailing practices and guidelines on the prevention of coronavirus ("COVID-19"), depending on the development of COVID-19, special precautionary measures will be implemented by the Company at the AGM, which may include without limitation the following:
 - (i) compulsory body temperature screening;
 - (ii) mandatory use of self-prepared surgical face masks at all times during the attendance of the AGM;
 - (iii) no refreshments or corporate gifts will be provided to the attendees; and

NOTICE OF THE ANNUAL GENERAL MEETING

- (iv) other practical precautions which may include maintaining appropriate distancing and spacing at the venue, limiting the number of attendees at the AGM as may be necessary to avoid over-crowding.

Please be advised that anyone who has any flu-like symptoms or is subject to the mandatory quarantine order imposed by the Hong Kong Government will not be permitted to attend the AGM. Should any attendee refuse to comply with any of the abovementioned measures, the Company reserves the right to deny access of such attendee to the meeting venue.

In light of the present risks posed by the COVID-19 pandemic, and if such risks continue at the time of the AGM, the Company strongly encourages the shareholders of the Company to exercise their right to appoint the chairperson of the AGM as their proxy to vote according to their indicated voting instructions as an alternative to attending the AGM in person. Subject to the development of COVID-19, the Company may implement further changes and precautionary measures as appropriate.