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.

CHINA PROPERTIES INVESTMENT HOLDINGS LIMITED
中國置業投資控股有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 736)

VOLUNTARY ANNOUNCEMENT
BUSINESS UPDATE

The announcement is made by China Properties Investment Holdings Limited (the "**Company**") on a voluntary basis to inform the shareholders and potential investors of the Company of the latest business development of the Group.

The board (the "**Board**") of directors of the Company (the "**Director(s)**") announces that, on 30 September 2025 (after trading hours), the Company and Guangdong Tianyima Digital Energy Co., Ltd.* (廣東天億馬數字能源有限公司) ("**Guangdong Tianyima Digital**") have entered into a services agreement (the "**Services Agreement**") pursuant to which, the Company will provide consultancy and related services with respect to real world assets ("**RWA**") to Guangdong Tianyima Digital. The RWA to be tokenized and issued will involve overseas new energy assets with the expected underlying asset value of approximately USD 200 million.

Guangdong Tianyima Digital is a non-wholly owned subsidiary of Guangdong TianYiMa Information Industry Co., Ltd.* (廣東天億馬信息產業股份有限公司) ("**Guangdong TianYiMa Information**"), a company listed on the Shenzhen Stock Exchange (stock code: 301178). Guangdong Tianyima Digital is principally engaging in investment, construction, operation, and maintenance of new energy projects such as wind power, photovoltaics, energy storage, and virtual power plants. Guangdong Tianyima Digital also engages in contract energy management, research and development of technologies related to carbon reduction and carbon conversion, and provides integrated operational management solutions for energy supply, storage, and efficiency.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, Guangdong Tianyima Digital and its ultimate beneficial owner(s) are third parties independent of and not connected with the Company and its connected persons (as defined under the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited.

According to the Services Agreement, the Company will introduce qualified and licensed parties and relevant institutions to jointly assist Guangdong Tianyima Digital in designing a comprehensive RWA financing plan with respect to photovoltaic power stations in regions including New Zealand, Malaysia, and Thailand, with an expected asset value of approximately USD 200 million. The scope includes, but is not limited to, the design of special purpose vehicle structure, packaging and rights recognition of the underlying assets (i.e. the electricity sales rights from the relevant photovoltaic power stations over the next five years). The actual scale will be adjusted based on project requirements.

The Company will assist Guangdong Tianyima Digital in (i) establishing a compliance framework that meets the regulatory requirements of the Securities and Futures Commission; (ii) coordinating with law firms to conduct legal due diligence and issue legal opinions; (iii) ensuring that the project is in compliance with the financial supervisory sandbox and the relevant compliance requirements in Hong Kong; (iv) preparing and organising the relevant application materials; (v) leveraging the Company's resources to support the issuance of digital tokens and communications with potential investors. The Company will also responsible for overall coordination of the project and parties, including but not limited to the establishment and management of special purpose vehicle, law firm, audit agency, custodian bank, and compliance advisory service provider.

Shareholders and the potential investors are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
China Properties Investment Holdings Limited
Han Wei
Chairman

Hong Kong, 30 September 2025

As at the date of this announcement, the executive Directors are Mr. Han Wei, Mr. Au Tat On and Mr. Wang Linbo and the independent non-executive Directors are Mr. Tang Yiu Kay, Ms. Cao Jie Min and Mr. Liang Kuo-Chieh.

In case of inconsistency, the English text of this announcement shall prevail over the Chinese text.

* *for identification purpose only*