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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
FRAMEWORK AGREEMENT

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.

FRAMEWORK AGREEMENT

The board (the "**Board**") of directors of the Company (the "**Director(s)**") is pleased to announce that, on 8 October 2025 (after trading hours), the Company, Spectra Digital Company Limited (光譜數字科技集團) ("**Spectra Digital**") and Shanghai Qufu Consulting and Planning Company Limited* (上海區賦諮詢策劃有限公司) ("**Shanghai Qufu**") have entered into a cooperation framework agreement (the "**Framework Agreement**") in relation to the cooperation for developing real world assets ("**RWA**") business in Hong Kong.

Key cooperation under the Framework Agreement

According to the Framework Agreement, the Company, Spectra Digital and Shanghai Qufu intend to cooperate and promote the development of RWA business in Hong Kong by (i) promoting the implementation of RWA projects focusing on real estate sector and the parties will explore RWA tokenisation pathway which complying with applicable regulatory requirements; (ii) establishing a fund (the "**RWA Fund**") in Hong Kong for providing financial support and integration of resources for RWA projects to ensure effective implementation of RWA related projects; and (iii) enhancing talent development and training system for RWA industry in Hong Kong in order to strengthen the overall service level and professionalism.

Pursuant to the Framework Agreement, the Company's primary role is to provide its resources to support and assist Spectra Digital and Shanghai Qufu in liaising with external parties for the implementation of RWA related projects. Spectra Digital will provide digital technology support, including but not limited to blockchain technology applications, data model construction and system development. Spectra Digital will also assist in building and managing the technology platform for the RWA Fund. Shanghai Qufu will provide relevant industry resources to support RWA projects in the aspect of business development, technology application, and capital connection. Shanghai Qufu will also responsible for the design and optimisation of the RWA projects, ensuring the RWA pathway is feasible and compliant with regulatory requirements.

Term

The cooperation period under the Framework Agreement begins on the date of the Framework Agreement and remains valid until the parties to the Framework Agreement confirm their termination in writing.

INFORMATION OF THE PARTIES UNDER THE FRAMEWORK AGREEMENT

Information of the Company

The principal businesses of the Group are property investment and money lending.

Information of Spectra Digital

Based on the information provided by Spectra Digital, Spectra Digital is a leading comprehensive solution provider in the RWA field, which focuses on compliance planning and structural design and possesses professional capabilities in providing legal consultation, facilitating coordination and formulating financing structure.

Information of Shanghai Qufu

Based on the information provided by Shanghai Qufu, Shanghai Qufu is a RWA solution service provider serving listed and pre-listed companies. Its core strengths lie in Web3 overall business model planning, RWA project issuance services, and RWA strategy and financing planning.

REASONS FOR AND BENEFITS OF ENTERING INTO THE FRAMEWORK AGREEMENT

The entering into of the Framework Agreement aligns with the Company's strategic plan to expand into the RWA sector. By leveraging on complementary resources from and collaboration with Spectra Digital and Shanghai Qufu, the Company can enhance professional capabilities and project implementation efficiency in the RWA field. The cooperation will facilitate the integration of the Company's existing real estate resources with the RWA model, further expanding business opportunities and creating greater value for the Company and its shareholders.

As such, the Board is of the view that the entering into the Framework Agreement is in the interests of the Company and its shareholders as a whole.

GENERAL

Shareholders and potential investors of the Company should note that the Framework Agreement only sets out the intention of the parties thereunder in relation to the possible cooperation, and that the Framework Agreement is not legally binding and creates no legal obligations on the parties. In the event that legally binding definitive agreement is agreed and/or signed, further announcement(s) will be made by the Company in compliance with the Listing Rules as and when appropriate.

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, 8 October 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*