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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 13 October 2025 (after trading hours), the Company, Guangdong Tianyima Digital Energy Co., Ltd.* (廣東天億馬數字能源有限公司) ("**Guangdong Tianyima Digital**"), Nano Labs Ltd ("**Nano Labs**") and Spectra Digital Company Limited (光譜數字科技集團) ("**Spectra Digital**") have entered into a cooperation framework agreement (the "**Framework Agreement**") in relation to creating a real world assets ("**RWA**") ecosystem for tokenising high-quality photovoltaic new energy assets.

Key cooperation under the Framework Agreement

According to the Framework Agreement, the Company, Guangdong Tianyima Digital, Nano Labs and Spectra Digital intend to (i) integrating the core capabilities including but not limited to new energy technology, digital financial technology and asset management to develop a RWA ecosystem for new energy assets; and (ii) establishing a closed RWA ecosystem of "Asset aggregation, technology empowerment, compliance design, fund enhancement and RWA issuance" for accelerating the efficient issuance of new energy asset RWAs.

Pursuant to the Framework Agreement, the Company's primary role is to provide assistance in RWA issuance services for new energy assets. Spectra Digital will undertake the core compliance responsibilities for the potential RWA project, coordinate resources from all parties, establish the financing structure, promote project execution, and ensure the RWA project will progress in a compliant and orderly manner.

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.

Legal Effects

Save for those provisions relating to governing law, confidentiality, anti-corruption, the non-use of names and validity, the Framework Agreement does not impose legally binding obligations on the parties to the Framework Agreement.

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 Guangdong Tianyima Digital

Based on the information provided by Guangdong Tianyima Digital, 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.

Information of Nano Labs

Based on the information provided by Nano Labs, Nano Labs is a global leading solution service provider for Web3 infrastructure and product.

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.

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 Guangdong Tianyima Digital, Nano Labs and Spectra Digital, the Company can enhance it professional capabilities and project implementation efficiency in the RWA field. The Board is of the view that through the potential cooperation, the Company can speed up the participation in the digital asset and Web3 industry.

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, 14 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*