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
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 November 2025 (after trading hours), the Company and Junyuan Digital Technology (Shenzhen) Co., Ltd.* (軍源數字科技(深圳)有限公司) ("**Junyuan Digital**") have entered into a cooperation framework agreement (the "**Framework Agreement**") in relation to jointly promote innovative applications of real world assets ("**RWA**") model.

Key cooperation under the Framework Agreement

Pursuant to the Framework Agreement, the parties will collaborate to establish a global capitalization pathway for RWA products by leveraging Hong Kong's commercial advantages and blockchain technology to ensure secure, transparent transactions. This includes receiving digital asset packages via the "China Mobile Chain", assisting fiat and digital currency exchange through stablecoin settlement system and settlement of RWA products in both primary and secondary markets. At the same time, Junyuan Digital will drive the digitization of assets using AI, blockchain security, and regulatory platforms, converting physical assets into compliant real data assets ("**RDA**") and RWA products, transmitting desensitized data, completing regulatory filings, and maintaining a sustainable pipeline of high-quality assets for ongoing delivery.

Pursuant to the Framework Agreement, the Company's primary role is to provide its resources to assist in the establishment of a capitalization pathway for RWA products. Junyuan Digital will lead the asset digitization in order to ensure a steady flow of the RDA and RWA products for deployment.

Term

Three years from the date of 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 Junyuan Digital

Based on the information provided by Junyuan Digital, Junyuan Digital is a subsidiary of China Junyuan Financial Holding Co., Limited* (中國軍源金控有限公司) ("**China Junyuan**"). China Junyuan is positioned as a global integrated service operator of RWA sector with its business focused on identifying high-quality tangible asset and tokenizing them onto a blockchain. Junyuan Digital collaborates closely with leading institutions like Tsinghua University and the Chinese Academy of Sciences. By leveraging diverse resources with those institutions, Junyuan Digital had developed a comprehensive and high-potential business framework for RWA projects.

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 Junyuan Digital, the Company can enhance professional capabilities and project implementation efficiency in the RWA field.

In view of the growing global institutional acceptance of digital assets, the Company believes that RWA business has growth potential and the RWA financing would become one of the key financing sources. Based on the market report published by Research and Markets on September 2025, it is estimated that the RWA tokenization market size would reach USD1.07 billion in 2029 with a compounded annual growth rate of 12.5%. Additionally, Hong Kong is promoting the development of the application of cryptocurrencies. On 28 August 2024, the Hong Kong Monetary Authority launched ceremony for Project Ensemble Sandbox and introduced four main themes of asset tokenization use cases (covering (i) fixed income and investment funds; (ii) liquidity management; (iii) green and sustainable finance and; (iv) trade and supply chain finance), marking a significant step forward in the advancement of tokenisation in real-world application within the financial sector. In view of the above factors, the Board therefore initiated to self-develop a new business by providing services relating to RWA. 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, 13 November 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*