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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
NON-LEGALLY BINDING TERM SHEET

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 TERM SHEET

The board (the "**Board**") of directors of the Company (the "**Director(s)**") is pleased to announce that, on 1st December 2025 (after trading hours), the Company and Kimber Labs Inc. (d/b/a Plume) ("**Kimber Labs**") have entered into a non-legally binding term sheet (the "**Term Sheet**") in relation to possible cooperation in potential tokenization project (the "**Project**") of real world assets (the "**RWAs**").

Key cooperation under the Term Sheet

Pursuant to the Term Sheet, the Company's primary role is to recommend and refer eligible RWAs and potential asset issuers to Kimber Labs in order to explore tokenization of RWAs for on-chain tokenization and revenue distribution, including but not limited to new energy assets, housing assets and intellectual property rights assets.

Kimber Labs will make available the necessary infrastructure, technical interfaces, and ecosystem resources to enable the tokenization and on-chain deployment of the referred assets. Depending on the asset type and the jurisdiction of the issuer, such support may be delivered directly through Kimber Labs's in-house capabilities or through introductions to qualified third-party tokenization agents.

Term

The intended term for the Project is, initially, through 12 May 2026, and may renew for additional and successive 6-month, or as otherwise mutually agreed by the Company and Kimber Labs as more fully set forth in a definitive agreement.

INFORMATION OF THE PARTIES UNDER THE TERM SHEET

Information of the Company

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

Information of Kimber Labs

Based on the information provided by Kimber Labs, Kimber Labs is the developer and provider of the blockchain protocol underlying the native token trading as "$PLUME". The blockchain protocol is a public, EVM-compatible blockchain focused on supporting the tokenization and use of RWAs.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, Kimber Labs and its ultimate beneficial owner(s) are third parties independent of and not connected with the Company and its connected persons (as defined in the Rules Governing the Listing of Securities on Main Board of The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")).

REASONS FOR AND BENEFITS OF ENTERING INTO THE TERM SHEET

The entering into of the Term Sheet 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 Term Sheet 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 Term Sheet only sets out the intention of the parties thereunder in relation to the possible cooperation for the Project, and that the Term Sheet is not legally binding and creates no legal obligations on the parties. As at the date of this announcement, negotiations in relation to the possible cooperation for the Project are still ongoing. 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, 1 December 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*