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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)

SUBSCRIPTIONS OF NEW SHARES UNDER GENERAL MANDATE

SUBSCRIPTIONS OF NEW SHARES

The Board announces that on 18 September 2026 (after trading hours), the Company and the seven individual third parties entered into seven separate Subscription Agreements, pursuant to which, the Company has conditionally agreed to allot and issue and the Subscribers have conditionally agreed to subscribe for, an aggregate of 53,433,000 Subscription Shares at a price of HK$0.188 per Subscription Share.

As at the date of this announcement, the Company has 320,599,606 Shares in issue. The total number of 53,433,000 Subscription Shares represents:

(i) approximately 16.67% of the existing issued Shares as at the date of this announcement; and

(ii) approximately 14.29% of the issued Shares as enlarged by the allotment and issue of the Subscription Shares.

The Subscription Price of HK$0.188 per Subscription Share represents:

(i) a premium of approximately 5.6% to the closing price of HK$0.178 per Share as quoted on the Stock Exchange on 18 September 2026 (Hong Kong time), being the date of the Subscription Agreements; and

(ii) a premium of approximately 6.6% to the average closing price of HK$0.176 per Share as quoted on the Stock Exchange for the five consecutive trading days immediately prior to the date of the Subscription Agreements.

An application will be made by the Company to the Listing Committee of the Stock Exchange for the listing of, and permission to deal in, the Subscription Shares.

USE OF PROCEEDS

The Company intends to apply the net proceeds from the Placing for repayment of interest bearing borrowings of the Group.

Since completion of the Subscriptions is subject to the satisfaction of the conditions set out in the Subscription Agreements, the Subscriptions may or may not proceed. Shareholders and potential investors are advised to exercise caution when dealing in the Shares or other securities of the Company.

THE SUBSCRIPTION AGREEMENTS

Each of the Subscription Agreements is on substantially the same terms (other than the number of Subscription Shares) and the major terms of the Subscription Agreements are as follows:

Date

18 September 2026

Parties and number of Subscription Shares

Subscription Agreements	Parties	No. of Subscription Shares	Consideration *(approximately)*
Subscription Agreement A	(1) The Company (2) Subscriber A	8,000,000	HK$1.50 million
Subscription Agreement B	(1) The Company (2) Subscriber B	8,000,000	HK$1.50 million
Subscription Agreement C	(1) The Company (2) Subscriber C	8,000,000	HK$1.50 million

Subscription Agreements	Parties	No. of Subscription Shares	Consideration *(approximately)*
Subscription Agreement D	(1) The Company (2) Subscriber D	8,000,000	HK$1.50 million
Subscription Agreement E	(1) The Company (2) Subscriber E	7,233,000	HK$1.37 million
Subscription Agreement F	(1) The Company (2) Subscriber F	7,100,000	HK$1.34 million
Subscription Agreement G	(1) The Company (2) Subscriber G	7,100,000	HK$1.34 million
Total:		53,433,000	HK$10.05 million

It is expected that none of the Subscribers will become a substantial shareholder (as defined under the Listing Rules) of the Company as a result of the Subscriptions.

The Subscribers

The Subscriber A is Dong Xiaoyan, an individual investor with years of investment experience.

The Subscriber B is Liu Yaohui, an individual investor with years of investment experience.

The Subscriber C is Zhu Yan, an individual investor with years of investment experience.

The Subscriber D is Guo Shufeng, an individual investor with years of investment experience.

The Subscriber E is Wu Qiang, an individual investor with years of investment experience.

The Subscriber F is Hao Zhiwei, an individual investor with years of investment experience.

The Subscriber G is Fei Xiao Yi, an individual investor with years of investment experience.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, (i) each of the Subscribers is an Independent Third Party; and (ii) the Subscriber A, the Subscriber B, the Subscriber C, the Subscriber D, the Subscriber E, the Subscriber F and Subscriber G are independent of and not connected with each other.

The Subscription

Pursuant to the respective Subscription Agreements, the Company has conditionally agreed to allot and issue an aggregate of up to 53,433,000 Subscription Shares (with total nominal value of HK$534,330) at the Subscription Price of HK$0.188 per Subscription Share to the Subscribers.

Number of Subscription Shares

As at the date of this announcement, the Company has 320,599,606 Shares in issue. The total number of 53,433,000 Subscription Shares represents:

(i) approximately 16.67% of the existing issued Shares as at the date of this announcement; and

(ii) approximately 14.29% of the issued Shares as enlarged by the allotment and issue of the Subscription Shares.

The Subscription Shares, when issued and fully paid, shall rank pari passu in all respects with the Shares then in issue, including the right to receive all dividends and/or distributions declared, made or paid at any time after the date of issuance.

Subscription Price

The Subscription Price of HK$0.188 per Subscription Share represents:

(i) a premium of approximately 5.6% to the closing price of HK$0.178 per Share as quoted on the Stock Exchange on 18 September 2026 (Hong Kong time), being the date of the Subscription Agreements; and

(ii) a premium of approximately 6.6% to the average closing price of HK$0.176 per Share as quoted on the Stock Exchange for the five consecutive trading days immediately prior to the date of the Subscription Agreements.

The net Subscription Price is approximately HK$0.188 per Subscription Share.

The Subscription Price was determined on an arm's length basis between the Company and each of the Subscribers, with reference to the market condition and the prevailing market price of the Shares.

Conditions precedent and Closing

Subject to the fulfilment of the following conditions, the Company and the Subscribers shall proceed with completion of the Subscriptions:

(i) the Listing Committee having granted the approval for the listing of, and permission to deal in, the Subscription Shares and such approval not having been revoked, withdrawn or cancelled;

(ii) the current listing of the Shares on the Stock Exchange not having been cancelled or withdrawn; and

(iii) all consents, approvals or waivers (as the case may be) that the Company and the Subscribers reasonably considers necessary pursuant to applicable laws, regulations or rules (including but not limited to the Listing Rules) for its execution, implementation and completion of the Subscription Agreements having been obtained.

If (i) all conditions above are not satisfied as required by 5:00 pm on the Long Stop Date; or (ii) any consent or approval required under any condition is granted on terms which are not acceptable to a party to whom the condition is expressed to be for the benefit of, and that party has given notice to the other parties of that fact on or before 5:00 p.m. on the Long Stop Date, then the respective Subscription Agreements terminates at 5:00 p.m. on the Long Stop Date.

Completion of the Subscriptions

Completion of the Subscriptions will take place on the Completion Date on or before 5:00 p.m..

Application for listing

An application will be made by the Company to the Listing Committee of the Stock Exchange for the listing of, and permission to deal in, the Subscription Shares.

Since completion of the Subscriptions is subject to the satisfaction of the conditions set out in the Subscription Agreements, the Subscriptions may or may not proceed. Shareholders and potential investors are advised to exercise caution when dealing in the Shares or other securities of the Company.

EFFECT ON THE SHARE CAPITAL OF THE COMPANY AS A RESULT OF THE SUBSCRIPTIONS

	Immediately before completion of the Subscriptions		**Immediately upon completion of the Subscription**	
	Share number	*%*	*Share number*	*%*
Public Shareholders				
Subscriber A	–	–	8,000,000	2.14%
Subscriber B	–	–	8,000,000	2.14%
Subscriber C	–	–	8,000,000	2.14%
Subscriber D	–	–	8,000,000	2.14%
Subscriber E	–	–	7,233,000	1.93%
Subscriber F	–	–	7,100,000	1.90%
Subscriber G	–	–	7,100,000	1.90%
Other Public Shareholders	320,599,606	100%	320,599,606	85.71%
Total	320,599,606	100%	374,032,606	100%

Notes: 1. The above assumes there is no change to the issued share capital of the Company from the date of this announcement up to the completion of the Subscriptions, save for the allotment and issue of the Subscription Shares.

2. Certain figures and percentage figures included in the above table have been subject to rounding adjustments.

REASONS FOR AND BENEFITS OF THE SUBSCRIPTION AND USE OF PROCEEDS

The Group is principally engaged in the properties investment and money lending.

Specifically, the estimated gross proceeds and net proceeds from the Subscriptions will amount to approximately HK$10,045,000, respectively. The Company intends to apply the net proceeds from the Placing for the repayment of outstanding interest bearing borrowings.

The Directors are of the view that the Subscriptions will (i) strengthen the Group's financial position, and (ii) equip the Group with enhanced financial capability and flexibility for its business development.

GENERAL MANDATE

By an ordinary resolution of the Shareholders passed on 30 September 2025, a General Mandate was granted to the Directors to (i) allot, issue or deal with additional Shares and (ii) sell and/or transfer Shares out of treasury that are held as treasury shares not exceeding 20% of the total number of issued Shares as at the date of passing of such resolution. Under the General Mandate, the Company is authorised to issue up to 53,433,321 Shares.

Since the grant of the General Mandate on 30 September 2025 and up to the date of this announcement, the Directors have not exercised their power to allot or issue any new Shares pursuant to such General Mandate.

The Subscription Shares will be allotted and issued under the General Mandate, and therefore no Shareholders' approval is required for the allotment and issue of the Subscription Shares.

EQUITY FUND RAISING ACTIVITIES OF THE COMPANY IN THE PAST 12 MONTHS

Date of announcement(s)	Fund-raising activity	Net proceeds (approximate)	Intended use of net proceeds	Actual use of the net proceeds as at the date of this announcement
25 September 2025, 27 October 2025 and 5 November 2025	Subscription of 53,433,000 Shares under general mandate	HK$22.97 million	General working capital of the Group	Used as intended

DEFINITIONS

Unless the context otherwise requires, the terms used in this announcement shall have the following meanings:

"Board"	the board of Directors
"Business Days"	a day other than Saturday, Sunday and public holidays in Hong Kong
"Company"	China Properties Investment Holdings Limited, an company with limited liability incorporated in the Bermuda and the Shares of which were listed on the Main Board of the Stock Exchange

"Completion Date"	three (3) Business Days after the satisfaction or waiver of the last condition, in accordance with the terms of the respective Subscription Agreements, or any other date agreed by the Company and the Subscribers
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Directors"	the directors of the Company
"General Mandate"	the general mandate granted to the Directors by an ordinary resolution passed by the Shareholders at the annual general meeting of the Company held on 30 September 2025 pursuant to which the Company has been authorised to (i) allot, issue or deal with additional Shares and (ii) sell and/or transfer Shares out of treasury that are held as treasury shares not exceeding 20% of the total number of issued Shares as at the date of passing of such resolution
"Group"	the Company, its subsidiaries and the consolidated affiliated entities from time to time
"HK$"	Hong Kong Dollars, the lawful currency of Hong Kong
"Hong Kong"	Hong Kong Special Administrative Region of the People's Republic of China
"Independent Third Party(ies)"	third party(ies) who/which is/are not connected person(s) of the Group
"Listing Committee"	the listing committee of the Stock Exchange for considering applications for listing and the granting of listing
"Listing Rules"	Rules Governing the Listing of Securities on the Stock Exchange, as amended and supplemented from time to time
"Long Stop Date"	9 October 2026 or such other date as may be agreed by the parties of the respective Subscription Agreements
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Subscriber A"	Dong Xiaoyan, an individual investor with years of investment experience
"Subscriber B"	Liu Yaohui, an individual investor with years of investment experience

"Subscriber C"	Zhu Yan, an individual investor with years of investment experience
"Subscriber D"	Guo Shufeng, an individual investor with years of investment experience
"Subscriber E"	Wu Qiang, an individual investor with years of investment experience
"Subscriber F"	Hao Zhiwei, an individual investor with years of investment experience
"Subscriber G"	Fei Xiao Yi, an individual investor with years of investment experience
"Subscribers"	Subscriber A, Subscriber B, Subscriber C, Subscriber D, Subscriber E, Subscriber F and Subscriber G
"Subscription Agreement A"	subscription agreement dated 18 September 2026 entered into between the Company and the Subscriber A
"Subscription Agreement B"	subscription agreement dated 18 September 2026 entered into between the Company and the Subscriber B
"Subscription Agreement C"	subscription agreement dated 18 September 2026 entered into between the Company and the Subscriber C
"Subscription Agreement D"	subscription agreement dated 18 September 2026 entered into between the Company and the Subscriber D
"Subscription Agreement E"	subscription agreement dated 18 September 2026 entered into between the Company and the Subscriber E
"Subscription Agreement F"	subscription agreement dated 18 September 2026 entered into between the Company and the Subscriber F
"Subscription Agreement G"	subscription agreement dated 18 September 2026 entered into between the Company and Subscriber G
"Subscription Agreements"	Subscription Agreement A, Subscription Agreement B, Subscription Agreement C, Subscription Agreement D, Subscription Agreement E, Subscription Agreement F and Subscription Agreement G
"Subscription Price"	HK$0.188 per Subscription Share

"Subscription Shares"	53,433,000 new Shares to be subscribed for by the Subscribers pursuant to the Subscription Agreements
"Subscriptions"	the Subscription of 53,433,000 Subscription Shares pursuant to the terms of the Subscription Agreements
"Share(s)"	ordinary Shares of HK$0.01 each in the issued share capital of the Company
"Shareholder(s)"	holder(s) of the Shares
"substantial shareholder(s)"	has the meaning ascribed to it under the Listing Rules
"%"	per cent

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

Hong Kong, 18 September 2026

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*