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(Incorporated in Bermuda with limited liability)

(Stock Code: 689)

**DISCLOSEABLE TRANSACTION
REGARDING THE ACQUISITION OF
THE SOLAR PHOTOVOLTAIC SYSTEMS**

THE AGREEMENT

The Board is pleased to announce that on 30 August 2021 (after trading hours), the Purchaser (an indirect wholly-owned subsidiary of the Company) entered into the Agreement with the Vendor (an indirect wholly-owned subsidiary of KSEG) and KSEG as the Vendor Guarantor, pursuant to which the Vendor shall sell, and the Purchaser shall purchase, all the solar photovoltaic systems of the Portfolio, free from any encumbrance and together with all rights and benefits attaching or accruing to them on or after Completion on the terms and subject to the conditions set out in the Agreement.

The Initial Purchase Price of HK\$6,487,020, being the aggregate consideration for the sale and purchase of the Existing Projects of the Portfolio, will be calculated at HK\$18.0 per W multiplied by 360.39 kW, being the aggregate kW of the PV Capacity of the Existing Projects of the Portfolio as stated in the Completion Certificate of the respective Existing Projects, and shall be paid to the Vendor in cash on the date of the Initial Completion.

The Further Purchase Price of each Ongoing Project of the Portfolio, being the consideration for the sale and purchase of each Ongoing Project of the Portfolio, will be calculated at HK\$18.0 per W multiplied by the kW of the PV Capacity of the relevant Ongoing Project of the Portfolio as stated in the Completion Certificate of the relevant Ongoing Project of the Portfolio as approved by CLP under the FiT Scheme, and shall be paid to the Vendor in cash by stages according to the terms and subject to the conditions set out in the Agreement.

* *For identification purpose only*

In any event, the aggregate amount of the Initial Purchase Price and the total Further Purchase Price (payable in respect of the acquisition of all Ongoing Projects of the Portfolio) shall be capped at and shall not exceed HK\$75,000,000 (or such other amount as may be agreed by the Vendor and the Purchaser in writing).

LISTING RULES IMPLICATIONS

As the applicable percentage ratios calculated in accordance with the Listing Rules are more than 5% and less than 25%, the Acquisition constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules and is subject to the reporting and announcement requirements only.

Completion of each of the Existing Projects and the Ongoing Projects comprising the Acquisition is subject to the satisfaction or waiver of various conditions precedent and therefore completion of each of the Existing Projects and the Ongoing Projects comprising the Acquisition may or may not proceed. Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

THE AGREEMENT

The principal terms of the Agreement are as follows:

Date

30 August 2021 (after trading hours)

Parties

- (1) EPI Energy Investments Limited (an indirect wholly-owned subsidiary of the Company), as the Purchaser;
- (2) SinoPower Solar Investment Co. Limited (an indirect wholly-owned subsidiary of KSEG), as the Vendor; and
- (3) KSEG, as the Vendor Guarantor.

Assets to be acquired

Pursuant to the Agreement, the Vendor shall sell, and the Purchaser shall purchase, all the solar photovoltaic systems of the Portfolio, free from any encumbrance and together with all rights and benefits attaching or accruing to them on or after Completion on the terms and subject to the conditions set out in the Agreement.

Consideration

The Initial Purchase Price of HK\$6,487,020, being the aggregate consideration for the sale and purchase of the Existing Projects of the Portfolio, will be calculated at HK\$18.0 per W multiplied by 360.39 kW, being the aggregate kW of the PV Capacity of the Existing Projects of the Portfolio as stated in the Completion Certificate of the respective Existing Projects, and shall be paid to the Vendor in cash on the date of the Initial Completion.

The Further Purchase Price of each Ongoing Project of the Portfolio, being the consideration for the sale and purchase of each Ongoing Project of the Portfolio, will be calculated at HK\$18.0 per W multiplied by the kW of the PV Capacity of the relevant Ongoing Project of the Portfolio as stated in the Completion Certificate of the relevant Ongoing Project of the Portfolio as approved by CLP under the FiT Scheme, and shall be paid to the Vendor in cash in the following manner subject to the Vendor and Vendor Guarantor having performed their obligations under the Agreement and the payments shall constitute valid discharge of the obligations of the Purchaser to pay the Further Purchase Price to the Vendor:

- (a) 20% of the consideration for the sale and purchase of each Ongoing Project of the Portfolio shall be paid to the Vendor no later than ten (10) Business Days after signing of the Agreement, such consideration shall be calculated at HK\$18.0 per W multiplied by kW of the estimated PV Capacity of the relevant Ongoing Project as stated in the Agreement;
- (b) 30% of the consideration for the sale and purchase of each Ongoing Project of the Portfolio shall be paid to the Vendor no later than ten (10) Business Days after the issuance of application acknowledgement letter from CLP on the connection of the relevant solar photovoltaic system to the CLP grid, such consideration shall be calculated at HK\$18.0 per W multiplied by kW of the estimated PV Capacity of the relevant Ongoing Project as stated in the Agreement;
- (c) 30% of the consideration for the sale and purchase of each Ongoing Project of the Portfolio shall be paid to the Vendor no later than ten (10) Business Days after the issuance of completion letter from CLP on the commencement date of the connection of the relevant solar photovoltaic system to the CLP grid, such consideration shall be calculated at HK\$18.0 per W multiplied by kW of the PV Capacity of the relevant Ongoing Project as stated in the Completion Certificate; and
- (d) the remaining consideration for the sale and purchase of each Ongoing Project of the Portfolio after deducting the payments in paragraphs (a), (b) and (c) above shall be paid to the Vendor no later than forty-five (45) Business Days after the connection of the relevant solar photovoltaic system to the CLP grid, such consideration shall be calculated at HK\$18.0 per W multiplied by kW of the PV Capacity of the relevant Ongoing Project as stated in the Completion Certificate.

In any event, the aggregate amount of the Initial Purchase Price and the total Further Purchase Price (payable in respect of the acquisition of all Ongoing Projects of the Portfolio) shall be capped at and shall not exceed HK\$75,000,000 (or such other amount as may be agreed by the Vendor and the Purchaser in writing).

The Initial Purchase Price and the Further Purchase Price were determined between the parties to the Agreement after arm's length negotiation with reference to, among other things, (i) the prevailing market prices of solar photovoltaic systems; (ii) the installation costs of the solar photovoltaic systems; and (iii) the expected annual income to be generated by the solar photovoltaic systems.

Conditions Precedent

Completion is conditional upon the fulfilment or waiver of the Conditions stated below:

- (a) the warranties, representations and/or undertakings given or made by the Vendor and the Vendor Guarantor pursuant to the Agreement remaining true and accurate and not misleading as given as at the date of the Agreement, as at the Initial Completion and as at each Further Completion;
- (b) all approvals, authorisations, consents, licences, certificates, permits, concessions, agreements or other permissions of any kind of, from or by any governmental authority, regulatory body or other third party necessary for the consummation of the transactions contemplated in the Agreement having been obtained by the Vendor and remaining in full force and effect;
- (c) there being no applicable law or regulations which prohibits, restricts or imposes conditions or limitations on, or is reasonably expected to operate to prohibit, restrict or impose conditions or limitations on, the consummation of any of the transactions contemplated in the Agreement;
- (d) there being no bona fide legal, administrative or arbitration action, suit, complaint, charge, hearing, injunction, enquiry, investigation or proceedings in effect, pending or to the best knowledge of the parties to the Agreement genuinely threatened as of Completion before any court, tribunal or arbitrator of a competent jurisdiction or by any governmental authority which seek to prohibit, restrict, impose condition or limitation on or otherwise challenge any of the transactions contemplated in the Agreement; and
- (e) the grant of FiT Approval by the issuance of completion letter from CLP on the connection of the relevant solar photovoltaic system to the CLP grid in respect of each of the Ongoing Projects under the FiT Scheme.

The Purchaser may, at its absolute discretion, waive any of the Conditions. The Vendor and the Vendor Guarantor shall procure the fulfilment of the Conditions on the Initial Completion Date (except for Condition (e)) and each Further Completion Date and shall procure the fulfilment of all the Conditions for the Existing Projects (except for Condition (e)) and each Ongoing Project by 31 March 2022 (or such later date as may be agreed by the Vendor and the Purchaser in writing).

Completion

Subject to all the Conditions (save for Condition (e)) having been fulfilled (or waived by the Purchaser), the Initial Completion shall take place on the Initial Completion Date (or such other time as may be agreed by the Vendor and the Purchaser in writing).

Subject to Condition (e) being fulfilled for any one of the Ongoing Projects and upon receipt of due notice of the same from the Vendor in accordance with the Agreement, the Further Completion for that Ongoing Project shall take place on the Further Completion Date (or such other time as may be agreed by the Vendor and the Purchaser in writing).

Further obligations of the Vendor

Subsequent to the transfer of ownership of the solar photovoltaic systems to the Purchaser upon the Initial Completion and/or Further Completion, the Vendor shall and the Vendor Guarantor shall procure the Vendor to:

- (a) continue to provide operation and maintenance service (as stipulated in the respective Profit-sharing Agreements for each individual solar photovoltaic system assigned) for the individual solar photovoltaic systems assigned to the Purchaser pursuant to the terms of the Agreement at the agreed monthly fee of HK\$0.90 per kWh multiplied by the actual unit of energy generated by the relevant solar photovoltaic system, as shown in the monthly electric bill issued by CLP, which shared by the Purchaser pursuant to the Profit-sharing Agreement for that solar photovoltaic system. Upon the due payment and receipt of FiT Income from the Vendor to the Purchaser, the Purchaser shall pay the Vendor the monthly fee within three (3) Business Days;
- (b) continue to collect FiT Income on behalf of the Purchaser pursuant to the respective Profit-sharing Agreements for each individual solar photovoltaic system assigned to the Purchaser pursuant to the terms of the Agreement (the rights of which have been assigned to the Purchaser) and distribute the share of FiT Income from CLP to (1) the relevant landlord/incorporated owners according to the terms of the respective Profit-sharing Agreement(s) and (2) to the Purchaser within three(3) Business Days of the receipt of such share of FiT Income from CLP;

- (c) continue to perform its obligations pursuant to the Profit-sharing Agreements for each individual solar photovoltaic system assigned to the Purchaser pursuant to the terms of the Agreement; and
- (d) at the request of the Purchaser, assist to procure the landlord/incorporated owner of all Profit-sharing Agreements (whether for Existing Projects or Ongoing Projects) to enter into a new Profit-sharing Agreement with the Purchaser and the Vendor (as provider of operation and maintenance service), and to request the Vendor to transfer its account under the FiT Scheme of CLP to the Purchaser.

During the period from the date of the Agreement to the last Further Completion Date takes place (being the date on which ownership of the entire Portfolio is assigned to the Purchaser):

- (a) the Vendor shall not and the Vendor Guarantor shall procure the Vendor not to do, allow or procure any act or omission which would constitute a breach of any of the warranties under the Agreement; and
- (b) the Vendor and the Vendor Guarantor shall use their best endeavours to procure the grant of FiT Approval from CLP in respect of all the Ongoing Projects under the FiT Scheme.

INFORMATION ABOUT THE PURCHASER AND THE GROUP

The Group is principally engaged in (i) the energy sector business including petroleum exploration and production, (ii) money lending and (iii) investment in securities.

The Purchaser is a company incorporated in Hong Kong with limited liability. As at the date of this announcement, the Purchaser is indirectly wholly-owned by the Company and is principally engaged in investment holding.

To the best of the Directors' knowledge, information and belief, and having made all reasonable enquiries, the Vendor and the Vendor Guarantor and their respective ultimate beneficial owners are third parties independent of and not connected with the Company and its connected persons as at the date of this announcement.

INFORMATION ABOUT THE VENDOR AND THE VENDOR GUARANTOR AND THE PORTFOLIO

The Vendor is a company incorporated in Hong Kong with limited liability. As at the date of this announcement, the Vendor is indirectly wholly-owned by KSEG, the shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 663).

The Vendor operates as an integrated project developer and investor of solar energy projects in Hong Kong. The Vendor is also a party to the Profit-sharing Agreements for the construction and installation of solar photovoltaic systems and share of FiT Income from CLP on energy generated from the solar photovoltaic systems.

Currently, the Vendor has developed 6 rooftop solar projects with PV Capacity of approximately 840 kW and has a pipeline of solar projects with an estimated PV Capacity of approximately 20 mW.

The Portfolio is the list of solar photovoltaic system projects comprising both the Existing Projects and the Ongoing Projects. The Existing Projects are the projects with solar photovoltaic systems currently in operation with PV Capacity of approximately 360.39 kW, and the Ongoing Projects are projects with solar photovoltaic system in the course of installation with an estimated PV Capacity of approximately 3,772.69 kW.

As informed by the Vendor, the revenue generated from the solar photovoltaic system of the Existing Projects for the period from February 2021 (being the month in which one of the Existing Projects commenced operation) to August 2021 was approximately HK\$246,000 while the carrying value of the Existing Projects as at 31 July 2021 was approximately HK\$5.3 million.

REASONS FOR AND BENEFITS OF THE ACQUISITION

Recently, major countries in the world are actively formulating their energy policies in order to curb carbon emissions. Over 190 parties/nations have negotiated and signed an international treaty named the Paris Agreement in 2015 and came into force on 4 November 2016. Hong Kong plays a part to help fulfil the obligation that China has under the Paris Agreement. The 2020 Policy Address of the Government of Hong Kong announced that Hong Kong would strive to achieve carbon neutrality before 2050 while Hong Kong is moving towards the 2030 target of reducing carbon intensity by 65% to 70% compared to 2005 based on Hong Kong's Climate Action Plan 2030+.

To reduce carbon emissions, the Government of Hong Kong has taken measures in areas like waste management, energy supply, green building, green transport, cleaner production and green finance. In order to encourage the private sector to participate in using cleaner fuel and developing renewable energy technologies, the Government of Hong Kong and the two power companies in Hong Kong (the “**Power Companies**”) have introduced the FiT Scheme. Under the FiT Scheme, people who install solar photovoltaic or wind systems at their premises can sell the renewal energy to the Power Companies at a rate of approximately 3 to 5 times more than the normal electricity tariff rate. The FiT Scheme will be offered throughout the project life of the solar photovoltaic systems until the end of 2033.

Hong Kong's electricity consumption remained at a stable level in recent years. According to the statistics from Census and Statistics Department of Hong Kong, the total consumption of electricity for the years 2010 to 2020 ranged from 158,751 terajoule to 162,838 terajoule. The main fuel type of electricity output in Hong Kong are coal, gas and nuclear. In 2019, 36% of electricity was produced by coal, 29% was produced by natural gas and 35% was produced by nuclear energy while less than 0.5% of the electricity was produced by other sources including solar energy. Further, study from The Hong Kong Polytechnic University shows that there are 233,000 buildings in Hong Kong which can provide a total of 39 square kilometer of roof top areas that are suitable to install solar panel and can produce 4.674 billion kWh of electricity each year which is equal to 10.7% of the total electricity consumption in Hong Kong, representing a large potential to develop solar energy in Hong Kong.

In order to capture the business opportunities in decarbonization, the Group envisages to expand its footprints in the energy sector to the next level by investing in renewable energy business including but not limited to the solar energy generation business, which could provide the Group with viable and sustainable business development.

The Acquisition represents a strategic development of the Group in the energy sector by acquiring quality assets which could provide the Group with a long-term and stable source of income from the Power Companies whilst there is large potential for future development considering that the proportion of electricity produced by solar power is relatively low in Hong Kong and there are abundant rooftop areas for the development of solar photovoltaic projects in future.

As mentioned in the above section headed "Further obligations of the Vendor", subsequent to the assignment of ownership of the solar photovoltaic systems to the Purchaser upon the Initial Completion and/or the Further Completion, the Purchaser will own the solar photovoltaic systems under the Portfolio and will be entitled to the FiT Income from CLP pursuant to the Profit-sharing Agreement for each individual solar photovoltaic system collected by the Vendor on behalf of the Purchaser. The Board believes that the Acquisition would enable the Group to instantly gain access to the solar power generation business in Hong Kong which could generate stable revenue for the Group from the Existing Projects without the need of going through negotiation process with the landlords/incorporated owners of rooftop areas of buildings. Further, given the Profit-sharing Agreements of the Ongoing Projects have been agreed by the Vendor with the landlords/incorporated owners of the rooftop areas and the Ongoing Projects will be built by the Vendor, the Group can also secure the stream of revenue from the Ongoing Projects.

Based on the above, the Board is of the view that the terms of the Agreement and the Acquisition are on normal commercial terms and are fair and reasonable and the entering into of the Agreement is in the interests of the Company and its shareholders as a whole.

LISTING RULES IMPLICATIONS

As the applicable percentage ratios calculated in accordance with the Listing Rules are more than 5% and less than 25%, the Acquisition constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules and is subject to the reporting and announcement requirements only.

Completion of each of the Existing Projects and the Ongoing Projects comprising the Acquisition is subject to the satisfaction or waiver of various conditions precedent and therefore completion of each of the Existing Projects and the Ongoing Projects comprising the Acquisition may or may not proceed. Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms have the meanings set out below:

“Acquisition”	the proposed acquisition of the Existing Projects and the Ongoing Projects comprising the Portfolio by the Purchaser from the Vendor pursuant to the terms and conditions of the Agreement
“Agreement”	the sale and purchase agreement dated 30 August 2021 entered into among the Purchaser the Vendor and the Vendor Guarantor in respect of the Acquisition
“Board”	the board of Directors
“Business Day(s)”	a day on which banks in Hong Kong are open for business, other than: (i) a Saturday or a Sunday; or (ii) a day on which a tropical cyclone warning signal no. 8 or above or a black rainstorm warning signal is hoisted and/or extreme conditions in force in Hong Kong at any time between 9:00 a.m. and 5:00 p.m
“CLP”	CLP Power Hong Kong Limited
“Company”	EPI (Holdings) Limited, a company incorporated in Bermuda with limited liability, the shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 689)
“Completion”	the Initial Completion and any Further Completion

“Completion Certificate”	the T&C report and WR1 Form (Electrical and Mechanical Services Department’s work completion certificate) issued by the registered electrical engineer of the solar photovoltaic system comprising the relevant Existing Projects or the Ongoing Projects of the Portfolio (as appropriate) as approved by CLP under the FiT Scheme
“Condition(s)”	the condition(s) precedent set out in the Agreement
“connected person(s)”	has the meaning ascribed thereto under the Listing Rules
“Director(s)”	director(s) of the Company
“Existing Project(s)”	the projects for which the solar photovoltaic system are currently in operation as set out in the Portfolio
“FiT Approval”	the completion letter under the FiT Scheme issued by CLP on the commencement date of the connection of the solar photovoltaic system to the CLP grid
“FiT Income”	feed-in tariff income generated from the sale of renewable energy to The Hongkong Electric Company, Limited and CLP pursuant to the FiT Scheme
“FiT Scheme”	the feed-in tariff scheme implemented by the Government of Hong Kong to promote the distribution of renewable energies
“Further Completion”	each instance of completion of the sale and purchase of a solar photovoltaic system comprising the list of the Ongoing Projects of the Portfolio (which for the avoidance of doubt shall occur after each FiT Approval of the relevant solar photovoltaic system on connection to the CLP grid) pursuant to the Agreement, by the performance of the payment obligation of the Purchaser and the performance of the several obligations by the parties to the Agreement contained in the Agreement

“Further Completion Date”	the date(s) on which the Further Completion takes place, which shall be no later than ten (10) Business Days after the issuance of completion letter from CLP on the commencement date of the connection of the relevant solar photovoltaic system to the CLP grid as stated in the FiT Approval of each Ongoing Project as notified by the Vendor to the Purchaser or such other date as may be agreed by the Vendor and the Purchaser in writing, and each such date shall be construed as a “Further Completion Date”
“Further Purchase Price”	the consideration for the sale and purchase of each of the Ongoing Projects
“Group”	the Company and its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Initial Completion”	the completion of the sale and purchase of each solar photovoltaic system of the list of Existing Projects of the Portfolio pursuant to the Agreement, by the performance of the obligations by the parties to the Agreement contained in the Agreement
“Initial Completion Date”	the date on which Initial Completion takes place, which shall be the third (3rd) Business Day after the execution of the Agreement or such other date as may be agreed by the Vendor and the Purchaser in writing
“Initial Purchase Price”	the aggregate consideration for the sale and purchase of the Existing Projects
“kW”	kilo-watt
“kWh”	kilo-watt hour
“KSEG” or “Vendor Guarantor”	King Stone Energy Group Limited, a company incorporated in Hong Kong with limited liability, the shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 663), as the guarantor of the Vendor under the Agreement
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange

“mW”	mega-watt
“Ongoing Project(s)”	the projects for which the solar photovoltaic systems are in the course of installation as set out in the Portfolio
“Portfolio”	the list of solar photovoltaic system projects comprising both the Existing Projects and the Ongoing Projects
“Profit-sharing Agreement(s)”	each agreement entered/to be entered into between the Vendor/the Purchaser and the landlord/incorporated owner in relation to the sharing of FiT Income received from CLP between the Vendor/the Purchaser and the landlord/incorporated owner on energy generated from the solar photovoltaic system of the Portfolio
“Purchaser”	EPI Energy Investments Limited, a company incorporated in Hong Kong with limited liability and is indirectly wholly-owned by the Company, as the purchaser under the Agreement
“PRC”	the People’s Republic of China but excluding, for the purposes of the Agreement, Taiwan, Hong Kong and the Macau Special Administrative Regions
“PV Capacity”	the photovoltaic output power of the solar photovoltaic system
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Vendor”	SinoPower Solar Investment Co. Limited, a company incorporated in Hong Kong and an indirect wholly-owned subsidiary of KSEG, as the vendor under the Agreement
“W”	watt

By Order of the EPI Board
EPI (Holdings) Limited
Sue Ka Lok
Executive Director

Hong Kong, 30 August 2021

As at the date of this announcement, the Board comprises four executive Directors, namely Mr. Sue Ka Lok, Mr. Yiu Chun Kong, Mr. Chan Shui Yuen and Mr. Liang Weijie; and three Independent Non-executive Directors, namely Mr. Pun Chi Ping, Ms. Leung Pik Har, Christine and Mr. Kwong Tin Lap.