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SPRINGLAND

Springland International Holdings Limited
華地國際控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1700)

DISCLOSEABLE TRANSACTION
ACQUISITION OF LAND
IN WUHU CITY ANHUI PROVINCE
BY WAY OF OPEN AUCTION

The Board is pleased to announce that the Purchaser has successfully acquired the land use rights of the Land with a total site area of approximately 38,187 square meters for a total consideration of RMB401.0 million in the Open Auction on 28 November, 2014. The Open Auction was held by Wuhu Bidding Centre* (芜湖市招標採購中心) on behalf of the Bureau of Land and Resources of Wuhu* (芜湖市國土資源局). The Land comprises a parcel of land plots bounded on the east by the intersection of Zhongshan North Road and Yinhu South Road, on the south by the intersection of Yinhu South Road and Changjiang Zhong Road, on the west by Changjiang Zhong Road and on the north by the intersection of Zhongshan North Road and Changjiang Zhong Road, Wuhu City, Anhui Province, the PRC.

As one of the applicable percentage ratios calculated pursuant to Rule 14.07 of the Listing Rules in respect of the aggregate amount payable by the Group for the Acquisition of the Land under the Open Auction exceeds 5% but is less than 25%, the Acquisition constitutes a discloseable transaction for the Company under the Listing Rules.

ACQUISITION OF THE LAND BY WAY OF OPEN AUCTION

The Board is pleased to announce that the Purchaser has successfully acquired the land use rights of the Land with a total site area of approximately 38,187 square meters for a total consideration of RMB401.0 million in the Open Auction on 28 November, 2014. The Land is designated for commercial use only.

On 28 November, 2014, Wuhu Bidding Centre* (芜湖市招標採購中心) issued a land transfer confirmation (掛牌成交確認書) to the Purchaser to confirm the bidding result of the Open Auction that the Purchaser shall be entitled to acquire the land use rights of the Land with a total site area of approximately 38,187 square meters for a total consideration of RMB401.0 million.

The Open Auction was held by Wuhu Bidding Centre on behalf of the Bureau of Land and Resources of Wuhu* (芜湖市國土資源局) (“the Vendor”). The Purchaser is expected to enter into a definitive State-owned Land Use Rights Grant Agreement with the Vendor on or before 12 December 2014.

CONSIDERATION

According to the bid submitted by the Purchaser under the open tender, the consideration of the land use rights of the Land is RMB401.0 million which will be settled in cash on or before end of December 2015.

The consideration will be financed by internal resources of the Group.

The Company considers that the value of the Land is commensurate with the consideration of the Acquisition which was arrived at as a result of a successful bid by the Purchaser at the Open Auction, having taken into account the location and potential value of the Land and the average market price or assessed value of similar plots of land in the locality.

PARTICULARS OF THE LAND

The Land comprises a parcel of land plots bounded on the east by the intersection of Zhongshan North Road and Yinhu South Road, on the south by the intersection of Yinhu South Road and Changjiang Zhong Road, on the west by Changjiang Zhong Road and on the north by the intersection of Zhongshan North Road and Changjiang Zhong Road, with a total site area of approximately 38,187 square meters. It is located at a prime location in Wuhu City of Anhui Province, the PRC.

The permitted usage of the Land is commercial and term of its land use rights is 40 years. The Company intends to develop the Land into an advanced shopping mall (i.e. construction, development and operation of department stores and supermarkets). The Land is currently a vacant site. The lease and development of the Land is subject to the terms and conditions in the State-owned Land Use Rights Grant Agreement.

REASONS AND BENEFITS FOR THE ACQUISITION OF THE LAND

Wuhu City, situated in south-eastern of Anhui Province, central part of the Yangtze River Delta Region. Wuhu City holds an advantaged geographic location, being one of the members in the Nanjing metropolitan coordinating region. Wuhu is the second largest economy in Anhui Province and an important economic centre and transportation hub in the Greater Yangtze River Delta Region.

The Land is situated at the prime location at the junction of Zhongshan North Road, Yinhu South Road and Changjiang Zhong Road of Wuhu City, Anhui Province, with thriving business atmosphere in the surrounding areas and favorable geographical location. The Group intends to develop the Land into an advanced shopping mall, and plans to incorporate a department store, supermarket, dining, entertainment and recreation function in the shopping mall and an estimated gross floor area of around 150,000 sq. meters. The Board is of the view that the Land is strategically located at the heart of Wuhu City in an easily accessible region and along with a major transportation passageway which makes it an ideal location with great potential for expansion of the network of department stores and supermarkets of the Group. The Acquisition and the establishment of the shopping mall on the Land will enhance the Company's scale of operations and will further strengthen the Company's market position in Anhui Province. The Board considers that Acquisition is fair and reasonable and is in the interests of the shareholders of the Company as a whole. The Board also believes that the Acquisition for the operation of the shopping mall is in line with the long-term development strategy of the Company and will strengthen the Company's position and business development in the Greater Yangtze River Delta region.

INFORMATION ON THE PARTIES

The Company

The Group is a dual-format retail chain operator in the Greater Yangtze River Delta Region and is principally engaged in the operation of both department stores and supermarkets in the Greater Yangtze River Delta Region.

Vendor

The Bureau of Land and Resources of Wuhu is a government authority in charge of managing and administering the land resources of Wuhu, Anhui Province, the PRC. To the best of the Director's knowledge, information and belief and having made all reasonable enquires, Wuhu Bidding Centre and the Bureau of Land and Resources of Wuhu are Independent Third Parties of the Group.

LISTING RULES IMPLICATIONS

As one of the applicable percentage ratios calculated pursuant to Rule 14.07 of the Listing Rules in respect of the aggregate amount payable by the Group for the Acquisition under the Open Auction exceeds 5% but is less than 25%, the Acquisition constitutes a discloseable transaction for the Company under the Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following words and expressions shall have the meaning ascribed to them below:

“Acquisition”	the acquisition by the Purchaser of the state-owned land use rights of the Land from the Vendor through successful bid at the Open Auction, and the salient terms of which will be recorded in the State-owned Land Use Rights Grant Agreement
“associate”	has the meaning ascribed to such term in the Listing Rules
“Board”	the board of directors of the Company
“Company”	Springland International Holdings Limited, a company incorporated in the Cayman Islands with limited liability and whose shares are listed in on the Main Board of the Stock Exchange
“Directors”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Independent Third Party”	person, or in the case of company, the company and its ultimate beneficial owner(s), who are independent of and not connected with the Company and its subsidiaries and its connected persons, or their respective associates
“Land”	a parcel of land plots bounded on the east by the intersection of Zhongshan North Road and Yinhu South Road, on the south by the intersection of Yinhu South Road and Changjiang Zhong Road, on the west by Changjiang Zhong Road and on the north by the intersection of Zhongshan North Road and Changjiang Zhong Road, Wuhu City, Anhui Province, the PRC with a site area of approximately 38,187 square meters

“State-owned Land Use Rights Grant Agreement”	The agreement in relation to the Acquisition to be entered into between the Vendor and the Purchaser after receipt of the land transfer confirmation of the successful bid at the Open Auction from the 芜湖市招標採購中心 (Wuhu Bidding Centre*) by the Purchaser, expected to be entered into on or before 12 December 2014
“Listing Rules”	Rules Governing the Listing of Securities on the Main Board of the Stock Exchange
“Open Auction”	The open auction held by the Wuhu Bidding Centre on behalf of the Bureau of Land and Resources of Wuhu for, amongst other things, granting the state-owned land use rights associated with the Land
“PRC”	The People’s Republic of China
“Purchaser”	江蘇華地國際控股集團有限公司 (Jiangsu Springland Enterprise Investment Holding (Group) Co., Ltd.*), a limited liability company incorporated in the PRC and an indirect wholly-owned subsidiary of the Company
“RMB”	Renminbi, the lawful currency of the PRC
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Vendor”	芜湖市國土資源局 (Bureau of Land and Resources of Wuhu*), an independent third party of the Company
“%”	per cent

** The English name is a translation of its Chinese name and is included for identification purposes only.*

By order of the Board
Chen Jianqiang
Chairman

Hong Kong, 28 November 2014

As at the date of this announcement, the Board comprises three executive directors, namely Mr. Chen Jianqiang, Mr. Tao Qingrong and Mr. Yu Yaoming; one non-executive director, namely Mr. Fung Hiu Chuen, John; and three independent non-executive directors, namely Dr. Lin Zhijun, Dr. Zhang Weijiong and Mr. Cheung Yat Ming.