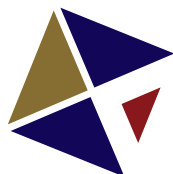


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CHINA PROPERTIES INVESTMENT HOLDINGS LIMITED

中國置業投資控股有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 736)

DISCLOSEABLE TRANSACTION RELATING TO THE PROVISION OF LOAN

THE LOAN AGREEMENT

On 26 August 2016 (after trading hours), the Lender, an indirect wholly-owned subsidiary of the Company, entered into the Loan Agreement with the Borrower, pursuant to which the Lender has agreed to lend to the Borrower a term loan in the principal amount of HK\$20,000,000.00 repayable on the Repayment Date.

THE LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Loan exceeds 5% but all of them are less than 25%, the Loan constitutes a discloseable transaction for the Company and is subject to reporting and announcement requirements under Chapter 14 of the Listing Rules.

THE LOAN AGREEMENT

- Date:** 26 August 2016
- Lender:** Triple Glory Holdings Limited, an indirect wholly-owned subsidiary of the Company
- Borrower:** To the best knowledge, information and belief of the Directors having made all reasonable enquiries, the Borrower is an independent third party not connected with the Company and its connected person and other borrowers of the Company.

* *For identification purposes only*

Principal Loan Amount:	Hong Kong dollars twenty million (HK\$20,000,000.00)
Drawdown Date:	subject to the terms of this Agreement, means 29 August 2016 or such other date, being a Banking Day as may be agreed between the Lender and the Borrower
Repayment Date:	the date falling on the 15 months from the Drawdown Date
Interest:	18% per annum
Security for the Loan:	The Borrower has agreed to execute the Share Charge in favour of the Lender over the Secured Securities upon the terms of the Share Charge.

The terms of the Loan Agreement were arrived at after arm's length negotiations between the Lender and the Borrower. The Lender is a licensed money lender and its principal activity is money lending services. The provision of the Loan is a transaction of a revenue nature and carried out as part of the ordinary and usual course of business activities of the Lender. The Loan will be funded by internal resources.

The Directors consider that the transactions contemplated by the Loan Agreement are on normal commercial terms and the terms of the Loan Agreement are fair and reasonable and are in the interests of the Company and its Shareholders as a whole having considered the current market norm in relation to similar transactions.

INFORMATION ON THE COMPANY, THE GROUP AND THE LENDER

The Company is an investment holding company and the principal activities of the Group are property investment, provision of educational support services, securities brokerage and money lending.

The Lender is a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company.

The Lender is a registered money lender holding a valid money lenders licence under the Money Lenders Ordinance (Cap. 163, the Laws of Hong Kong) and is principally engaged in the business of money lending services.

INFORMATION ON THE BORROWER

To the best knowledge, information and belief of the Directors having made all reasonable enquiries, the Borrower is a merchant and an independent third party not connected with the Company and its connected person and other borrowers of the Company.

REASONS FOR THE LOAN

The Lender is a licensed money lender and its principal activity is provision of money lending services. The provision of the Loan is a transaction carried out as part of the ordinary and usual course of business activities of the Lender and will provide interest income to the Lender.

The Loan will be recorded as loan receivable of the Group.

THE LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Loan exceeds 5% but all of them are less than 25%, the Loan constitutes a discloseable transaction for the Company and is subject to reporting and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms shall have the following meanings:

“Banking Day”	means a day (other than a Saturday) on which banks are open for business in Hong Kong (or any other relevant place of payment under the Loan Agreement) for the transaction of business of the nature required by the Loan Agreement
“Board”	the board of Directors
“Borrower”	the borrower under the Loan Agreement
“Company”	China Properties Investment Holdings Limited (中國置業投資控股有限公司*), a company incorporated in Bermuda with limited liability whose shares are listed on the Stock Exchange
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	director(s) of the Company
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	Hong Kong Special Administrative Region of the People’s Republic of China

* *For identification purposes only*

“Lender”	Triple Glory Holdings Limited, a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Loan”	a term loan in the principal amount of HK\$20,000,000.00 granted by the Lender to the Borrower pursuant to the terms of the Loan Agreement
“Loan Agreement”	a loan agreement dated 26 August 2016 entered into between the Lender and the Borrower relating to the provision of the Loan
“Secured Securities”	certain securities listed and traded on Stock Exchange and beneficially owned by the Borrower
“Share Charge”	the deed of charge agreed to be provided by the Borrower in favour of the Lender over the Secured Securities to secure the Borrower’s liability and obligations under the Loan Agreement
“Shareholders”	shareholders of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent.

By Order of the Board
China Properties Investment Holdings Limited
Xu Dong
Chairman

Hong Kong, 26 August 2016

As at the date of this announcement, the executive Directors are Mr. Xu Dong and Mr. Au Tat On, the non-executive Director is Miss Yu Wai Fong and the independent non-executive Directors are Mr. Lai Wai Yin, Wilson, Ms. Cao Jie Min and Mr. Tse Kwong Wah.

In the case of inconsistency, the English text of this announcement shall prevail over the Chinese text.