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C&D INTERNATIONAL INVESTMENT GROUP LIMITED

建發國際投資集團有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 1908)

DISCLOSEABLE TRANSACTION ACQUISITION OF LAND USE RIGHTS IN SUZHOU, THE PRC

ACQUISITION OF LAND USE RIGHTS

The Board is pleased to announce that Yi Yue, an indirect wholly-owned subsidiary of the Company, entered into a Confirmation Letter with the Suzhou Land Bureau on 27 February 2018 to confirm that Yi Yue has successfully won the bid for the auction for the land use rights of the Land which is located at the Weitang Town* (渭塘鎮), Xiangcheng District* (相城區), Suzhou, Jiangsu Province, the PRC (Land Plot no. 2017-WG-79) for a total consideration of RMB458,350,000.

As a result of successfully winning the bid for the auction, the Land Use Rights Grant Contract will be entered into on or before 8 April 2018.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios for the Land Acquisition exceed 5% but less than 25%, the Land Acquisition constitutes a discloseable transaction for the Company and is subject to the announcement and reporting requirements under Chapter 14 of the Listing Rules.

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As a result of the successfully winning the bid for the auction, the Land Use Rights Grant Contract will be entered into on or before 8 April 2018.

Major terms of the Confirmation Letter are set out as follows:

Date: 27 February 2018

Parties:

Suzhou Land Bureau, a local PRC government authority, which is in charge of, among other things, the sale of land use rights of lands in Suzhou Municipal, Jiangsu Province, the PRC.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, Suzhou Land Bureau and its ultimate beneficial owner(s) are third parties independent of and not connected with the Company and its connected person(s) (as defined in the Listing Rules).

Information relating to the Land:

The Land is located at Weitang Town* (渭塘鎮), Xiangcheng District* (相城區), Suzhou, Jiangsu Province, the PRC, and is situated at the south of Xinyan Highway* (新燕大道) and west of Chengyang Road* (澄陽路), with various commercial and educational facilities in its vicinity, and is adjacent to Weitang bus station* (渭塘汽車客運站) which provides a convenient transportation network. The Land has a total site area of approximately 22,256 sq.m. and an estimated gross floor area of approximately not exceeding 44,512 sq.m. for commercial-service and urban-residential use. The terms of the land use rights of the Land are 40 years and 70 years respectively.

CONSIDERATION

Yi Yue has won the bid for the auction for the land use rights of the Land for a total consideration of RMB458,350,000.

Yi Yue has remitted to the Suzhou Land Bureau an amount of RMB113,600,000 as deposit for the bid for the auction, which will form part of and be directly debited from the consideration. The payment of the consideration shall be made through two instalments: (i) the first instalment in the amount of RMB275,010,000 shall be made upon signing of the Land Use Rights Grant Contract, from which the aforesaid remitted deposit will be debited; and (ii) the second instalment in the amount of RMB183,340,000 shall be made before 31 March 2018. In view that the Land is more advantageous in price than those auctioned in Xiangcheng District* (相城區), Suzhou in the recent two years, the Directors confirm that the consideration for the Land is fair and reasonable and in the interests of the Company and the Shareholders as a whole.

The Group expected that it will finance the payment for the Land Acquisition by the internal resources of the Group.

The public auction is subject to the relevant PRC laws and regulations.

REASONS FOR THE LAND ACQUISITION

The Group is principally engaged in the real estate development, real estate industry chain investment services and investment in emerging industries in the PRC and the Land Acquisition is conducted in the ordinary and usual course of business of the Group. The Land is intended to be developed as a residential and commercial project. In view that: (i) the Land is with significant price advantage, comprehensive facilities and great development potential; (ii) the Land Acquisition will help the Group to enhance its influence in the property market of Suzhou; and (iii) the Land Acquisition will expand the Group's land reserve and enhance its ability for sustainable development in the future, the Board believes that the Land Acquisition provides a good investment opportunity and allows the Group to strengthen its position in the property market of Suzhou, the PRC. The Board confirms that the Land Acquisition is in the ordinary and usual course of business of the Company and on normal commercial terms which is fair and reasonable and in the interests of the Company and the Shareholders as a whole.

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DEFINITIONS

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

“Board”	the board of Directors
“Company”	C&D International Investment Group Limited (建發國際投資集團有限公司), a company incorporated in the Cayman Islands with limited liability and the shares of which are listed on the Main Board of the Stock Exchange
“Confirmation Letter”	the auction confirmation letter (國有土地使用權拍賣競買成交確認書) entered into between Yi Yue and the Suzhou Land Bureau on 27 February 2018 as a result of successfully winning the bid for the auction
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Directors”	the directors of the Company
“Group”	the Company and its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Land Acquisition”	the acquisition of land use rights of the Land through public bidding process at the auction
“Land”	a piece of land located at Weitang Town* (渭塘鎮), Xiangcheng District* (相城區), Suzhou, Jiangsu Province, the PRC (Land Plot no. 2017-WG-79), which is situated at the south of Xinyan Highway* (新燕大道) and west of Chengyang Road* (澄陽路), with a total site area of approximately 22,256 sq.m.

“Land Use Rights Grant Contract”	the State-owned Land Use Rights Grant Contract (國有土地使用權出讓合同) to be entered into pursuant to the Confirmation Letter
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“PRC”	The People’s Republic of China, which for the purpose of this announcement, excludes Hong Kong, the Macau Special Administrative Region and Taiwan
“RMB”	Renminbi, the lawful currency of the PRC
“Shareholders”	holders of the Shares
“Share(s)”	the ordinary share(s) of HK\$0.1 each of the Company
“sq.m.”	square metre(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Suzhou Land Bureau”	Suzhou Municipal Bureau of Land Resources* (蘇州市國土資源局)
“Yi Yue”	Xiamen Yi Yue Property Company Limited* (廈門益悅置業有限公司), a company established in the PRC with limited liability and an indirect wholly-owned subsidiary of the Company
“%”	per cent

For and on behalf of
C&D International Investment Group Limited
Zhuang Yuekai
Chairman and Executive Director

Hong Kong, 27 February 2018

As at the date of this announcement, the executive Directors are Mr. Zhuang Yuekai (Chairman), Mr. Shi Zhen and Ms. Zhao Chengmin; the non-executive Directors are Ms. Wang Xianrong, Ms. Wu Xiaomin and Mr. Huang Wenzhou; and the independent non-executive Directors are Mr. Wong Chi Wai, Mr. Wong Tat Yan, Paul and Mr. Chan Chun Yee.

* *For identification purpose only*