

CHINA GAOXIAN FIBRE FABRIC HOLDINGS LTD.

(中国高纤控股有限公司)

(Company Registration No. 200817812K)

(Incorporated in Singapore on 9 September 2008)

LEASE AGREEMENTS**1. INTRODUCTION**

The Board of Directors (the “**Board**”) of China Gaoxian Fibre Fabric Holdings Ltd. (the “**Company**”) and together with its subsidiaries, the “**Group**”) wishes to announce that its wholly-owned subsidiary, Zhejiang Huagang Polyester Industrial Co., Ltd. (“**Zhejiang Huagang**”) has entered into the lease agreements and supplemental agreements with each of the leasees as follow:

Leasee	Approximate Area (m ²)	Hostel (units)	Annual Rental (RMB)	Period
Huzhou Mingshun Warp knitting Co., Ltd (湖州市铭顺经编纺织有限公司)	2,560	-	307,200	1 November 2018 to 31 May 2023
	1,145	-	274,800	1 November 2018 to 30 June 2023
	-	12	64,800	1 November 2018 to 31 October 2023
Huzhou Jiteng knitting Co., Ltd (湖州吉腾针纺织品有限公司)	3,600	-	648,000	1 November 2018 to 31 October 2022
	-	9	48,600	1 November 2018 to 31 October 2022
Huzhou Judi Market Management Co., Ltd (湖州巨地市场管理有限公司)	5,400	-	972,000	15 November 2018 to 14 January 2023
	630	-	60,000	10 November 2018 to 9 July 2021
	4,800	-	748,800	10 November 2018 to 9 January 2023
	-	15	81,000	15 November 2018 to 14 January 2023
	-	49	264,600	15 November 2018 to 14 January 2023
Huzhou Jinwanglai Non-woven fabric Co., Ltd (湖州织里金旺莱无纺制品厂)	2,922	-	526,032	14 November 2018 to 13 January 2023
	-	8	43,200	14 November 2018 to 13 January 2023
	-	2	10,800	14 November 2018 to 13 January 2023
Huzhou Wuxing Hongya plastic packaging Co., Ltd (吴兴红亚塑料包装厂)	2,583	-	464,940	14 November 2018 to 13 January 2023
	-	8	43,200	14 November 2018 to 13 January 2023
Huzhou Zhili Baihao cotton Co., Ltd (湖州织里百好复合棉加工厂)	1,500	-	270,000	14 November 2018 to 31 December 2022
	-	8	43,200	14 November 2018 to 31 December 2022
Total	25,140	111	4,871,172	

Pursuant to the lease agreements and supplemental agreements, Zhejiang Huagang will lease out approximately 25,140 m² of the production plant of Zhejiang Huagang located at Shengshan Village, Bali Town, Wuxing District, Huzhou, Zhejiang Province, People’s Republic of China (中国浙江省湖州市吴兴区八里店镇生山村) (“**Huagang Production Plant**”) and 111 hostel units at Huagang Production Plant for a total annual rental income of approximately RMB4,871,172. Pursuant to the

terms and conditions of the lease agreements and supplemental agreements, the leasees will settle the annual rental fee one year in advance.

2. RATIONALE FOR THE LEASE AGREEMENTS AND SUPPLEMENTAL AGREEMENTS

The Board has considered various options to revive the Company. The lease agreements and supplemental agreements to lease out the unutilised space of the Huagang Production Plant would generate an annual rental income of approximately RMB4,871,172 for the Group for its operating expenses.

3. INTEREST OF DIRECTORS AND CONTROLLING SHAREHOLDER

As at the date hereof, none of the Directors and to the best of the Directors' knowledge, none of the controlling shareholder of the Company has any interest, direct or indirect, in the above transactions, other than that arising from their respective shareholdings and/or directorships, as the case may be, in the Company.

BY ORDER OF THE BOARD

Tham Wan Loong, Jerome
Executive Director
27 November 2018