



# China International Holdings Limited

中 翔 國 際 集 團 有 限 公 司

(Incorporated in Bermuda with limited liability)

(Bermuda Company Registration No. 23356)

## Temporary Freeze on Transfer of Property Titles and Update on Application of Caveat on Convention Center Assets

The Board of Directors (the “**Board**”) of China International Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) refers to the Company’s announcements in relation to the disposal of 50% interests (“**Proposed Disposal**”) in Beijing Kaiyuanwanjia Management Consulting Company Limited (“**Target Company**”) released to Singapore Exchange Securities Trading Limited (“**SGX-ST**”) on 21 December 2022, 27 December 2022, 3 January 2023, 9 January 2023, 12 January 2023 and 17 January 2023. The Board wishes to announce that it has come to the Company’s attention that that certain assets which were the subject of earlier transfer agreements between Yichang Xinshougang Property Development Company Limited (“宜昌新首钢房地产开发有限公司”, “**Xinshougang**”) and a subsidiary or associate of the Company, have had their transfers of title temporarily frozen by the local authorities. The properties concerned include six (6) completed townhouses, a sales office, and six (6) store units, further details of which are set out below.

### The details of properties concerned are as follows:

No.	Name of Property and Location	Type of Property	Property Reference Number	Name of the Tax or Police Authority
1	Room 010102, Building (0101), “New” Phase 3-3, Hongkun Huayu Phases, Yiling District, Yichang City	Townhouse (联排别墅)	No. 0000812 Real Estate Right of Yiling District, Hubei (2023)*  *: The title to this property has been transferred to Yichang Zhongjiaxinye Asset Management Company Limited, a wholly-owned subsidiary of the Company, on 9 January 2023. Save and except for this property, title to all the other properties is still registered under the name of Xinshougang.	#1
2	Room 010101, Building (0101), “New” Phase 3-3, Hongkun Huayu Phases, Yiling District, Yichang City	Townhouse (联排别墅)	No. 0027022 Real Estate Right of Yiling District, Hubei (2022)	#2, #3
3	Room 010101, Building (0002), “New” Phase 3-3, Hongkun Huayu Phases, Yiling District, Yichang City	Townhouse (双拼别墅)	No. 0023439, Real Estate Right of Yiling District, Hubei (2022)	#2, #3

4	Room 010102, Building(0002), “New” Phase 3-3,Hongkun Huayu Phases, Yiling District, Yichang City	Townhouse (双拼别墅)	No. 0023440 of Real Estate Right in Yiling District, Hubei (2022)	#2, #3
5	Room 010102, Building (0102), “New” Phase 3-3,Hongkun Huayu Phases, Yiling District, Yichang City	Townhouse (联排别墅)	No. 0023400 of Real Estate Right in Yiling District, Hubei (2022)	#2, #3
6	Room 010103, Building (0109), “New” Phase 3-3, Hongkun Huayu Phases, Yiling District, Yichang City	Townhouse (联排别墅)	No. 0027008 Real Estate Right of Yiling District, Hubei (2022)	#2, #3
7	Room 000101, Building 0001, “New” Phase 3-3, Hongkun Huayu Phases, Yiling District,Yichang City	Sales Office	No. 0023547 Real Estate Right of Yiling District, Hubei (2022)	#2, #3
8	Room 220, Building 101, Guobin Phases 1-3, Yiling District, Yichang City	Store Units	No. 0015100 Real Estate Right of Yiling District, Hubei (2019)	#1
9	Room 219, Building 101, Guobin Phases 1-3, Yiling District, Yichang City	Store Units	No. 0015098 Real Estate Right of Yiling District, Hubei (2019)	#1
10	Room 118, Building 1, Guobin Phases 1-3, Yiling District, Yichang City	Store Units	No. 0015102 Real Estate Right of Yiling District, Hubei (2019)	#1
11	Room 217, Building 1, Guobin Phases 1-3, Yiling District, Yichang City	Store Units	No. 0015103 Real Estate Right of Yiling District, Hubei (2019)	#1
12	Room 218, Building 1, Guobin Phases 1-3, Yiling District, Yichang City	Store Units	No. 0015096 Real Estate Right of Yiling District, Hubei (2019)	#1
13	Room 117, Building 1, Guobin Phases 1-3, Yiling District, Yichang City	Store Units	No. 0015097 Real Estate Right of Yiling District, Hubei (2019)	#1

**Notes:**

#1: Yiling District People's Court, Yichang City, Hubei Province.

#2: State Administration of Taxation Yiling District, Yichang City, The Third Tax Bureau.

#3: Yiling District Branch of Yichang Public Security Bureau.

## **Temporary Freeze on the Transfer of Title**

The Company is of the view that these temporary freeze on the aforementioned transfer of titles may be in connection with the investigation by the Yiling District Public Security Bureau of Yichang City in Hubei Province on the tax affairs of Xinshougang, and the litigation initiated by the Supervisor of Yichang Zeyou Real Estate Development Co. LTD (“宜昌泽佑地产开发有限公司” or “**Yichang Zeyou**”), formerly known as Yichang Xinshougang Property Development Company Limited, against Xinshougang’s then shareholders in relation to a shareholders’ resolution passed on 1 September 2022. Please refer to the Company’s announcements released to the SGX-ST on 2 April 2023, 4 April 2023, 17 May 2023, 22 May 2023 and 31 May 2023 in this regard.

At the time of this announcement, the Company has not received any notification from any authorities of any investigation on the Company, its subsidiaries, its employees or on the properties concerned (including the freezing measures in respect thereof).

## **Update on Application of Caveat on Convention Centre Assets**

As disclosed in the Company’s announcement released to the SGX-ST on 17 January 2023, Hubei Huike International Exhibition Service Co., Ltd ( “湖北会科国际展览服务有限公司” , or “**Huike**”) has taken steps to put in place a caveat (“资产保全”) on the convention centre to safeguard the interest of Huike and its shareholders. This was done on the advice by the Company’s PRC legal counsel, Beijing Xinnuo Law Firm. Following the application for a caveat, a temporary injunction was granted to Huike on 29 January 2023 by the District Court of Mentougou of Beijing, pending the findings of this case by the senior court, the No. 1 Intermediate Court of Beijing. The hearing date has not yet been set at the time of this announcement. As far as the Group is aware, the convention centre has not been frozen by any other authority at the present time.

The Group will update the shareholders by making further announcements via SGXNET as and when there are further developments on the above matters.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company. When in doubt, shareholders and potential investors are advised to seek independent advice from their bankers, stockbrokers, solicitors or other professional advisers.

**BY ORDER OF THE BOARD  
CHINA INTERNATIONAL HOLDINGS LIMITED**

**Shan Chang  
Chairman  
4 July 2023**