

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

CENTRAL HOLDING GROUP CO. LTD.

中環控股集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1735)

VOLUNTARY ANNOUNCEMENT IN RELATION TO ESTABLISHMENT OF A JOINT VENTURE

Financial Advisor of the Company



Draco Capital Limited

This announcement is made by Central Holding Group Co. Ltd. (the “**Company**”) on a voluntary basis.

The board of directors (the “**Directors**”) of the Company is pleased to announce that JD Oriental Development VII Limited (“**JD Oriental Development**”), a subsidiary of JD.com, Inc., and Central Lead Holding Limited (“**Central Lead**”, a wholly-owned subsidiary of the Group) has jointly established a joint venture in Hong Kong, namely Jing Zhonghuan Real Estate Co., Ltd.* (京中環置業有限公司) (the “**Joint Venture**”). The Joint Venture intends to, through its wholly-owned subsidiary to be established, legally acquire the land use right of the land parcel located at logistics parks by way of bidding, auction and quotation. It is proposed to collaboratively develop a financial service centre, a smart logistics research and development centre, a logistics headquarter incubation centre, a cloud commerce centre, a cloud warehouse centre, a rural e-commerce centre, a cold chain centre and an incubation auxiliary centre, etc.

The Company will leverage this opportunity to further develop in smart logistics, incubation of logistics headquarter, cloud commerce, cloud warehouse, rural e-commerce, cold chain and incubation auxiliary services to accelerate the modernisation of the Group through digital transformation. Both parties have agreed to establish a close cooperative partnership.

The Directors are of the view that the establishment of the Joint Venture is in the ordinary and usual course of business of the Company and consider that the cooperation conditions of the establishment of the Joint Venture are fair and reasonable and in the interests of the Company and the shareholders of the Company as a whole and have been negotiated on an arm’s length basis and are on normal commercial terms.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, JD Oriental Development and its ultimate beneficial owners are independent third parties not connected with the Company and its connected persons (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")). As the applicable percentage ratios under Rule 14.07 of the Listing Rules in respect of the establishment of the Joint Venture are below 5%, the establishment of the Joint Venture does not constitute a notifiable transaction of the Company under Chapter 14 of the Listing Rules.

The Board wishes to state that no forecast or estimate of the profit of the Group has been made with regard to the Joint Venture. The Company will make a further announcement after the Joint Venture successfully acquires the land use right as and when appropriate.

By order of the Board
Central Holding Group Co. Ltd.
Yu Zhuyun
*Chairman, Chief Executive Officer
and Executive Director*

Hong Kong, 19 January 2022

As at the date of this announcement, the executive Directors are Mr. Yu Zhuyun (Chairman and Chief Executive Officer) and Mr. Li Menglin; the non-executive Directors are Mr. Qiao Xiaoge and Ms. Zhu Yujuan; and the independent non-executive Directors are Dr. Li David Xianglin, Mr. Wang Wenxing and Dr. Zhou Chunsheng.

English translation of names in Chinese which is marked with "" in this announcement is for identification purposes only.*