

DETAILS OF THE PROPERTY LEASING AGREEMENTS

B... k..., 28¹ 2017 22 2017,
A... C... C...
D...
C... C... C...
19 2017 18 2018 19 2017 18 2020,
A... :

1. Agreement One

Date: 28¹ 2017

Parties: (1) A... C... ;
(2) E... C...

Leased Properties: D... 701 D...
A... 1,717.25

Term: 2017 18 2018. 19

E... C... C...
C... E... C...

Usage:

Rental: B4.2 () 5%
A...
B230,347.6.

Rental Free Period: N...

Property Management Fee: C... C... E...

Deposit: B210,000 E...
C...

2. Agreement Two

Date: 22 2017

Parties: (1),

(2) D

Leased Properties:14 (.....)
..... A 1,373.58

Term: 19
2017 .. 18 2020.

..... D
.....
.....
..... D
.....

Usage:
.....

Rental: B2.89 (.....) 5%
..... A
..... B120,743, B127,010 B133,277,
.....

Rental Free Period:
.....

Property Management Fee:
.....
.....

Deposit: B100,000
..... D
.....

AGGREGATE ANNUAL CAPS AND THE BASIS FOR DETERMINATION

18 A 2016 18 A 2016 18 A 2016
 1 J 2016 31 D 2018,

Date of Agreement	Parties	Location	GFA (sq.m.)	Monthly Rental
18 A 2016			6,365.07	B400,000
			6,026.96	
				14A.81

	For the year ending 31 December 2017	For the year ending 31 December 2018	For the year ending 31 December 2019	For the year ending 31 December 2020
Property Leasing Agreements	B1,100,000 (\$1,298,990)	B3,600,000 (\$4,251,240)	B1,600,000 (\$1,889,440)	B1,300,000 (\$1,535,170)
Existing Lease	B4,800,000 (\$5,668,320)	B4,800,000 (\$5,668,320)		
Total	<u>B5,900,000</u> <u>(\$6,967,310)</u>	<u>B8,400,000</u> <u>(\$9,919,560)</u>	<u>B1,600,000</u> <u>(\$1,889,440)</u>	<u>B1,300,000</u> <u>(\$1,535,170)</u>

D A E
 A C
 k C
 D (D)

REASONS AND BENEFITS FOR ENTERING INTO THE PROPERTY LEASING AGREEMENTS

... k ... C, ...
 ...
 ... k ... D ...
 ... A ...
 B ... D ...
 A ...

... A ...
 ... C ... C ... C ...
 ... A ...
 k ... C ...
 ... A ... D ... (... D ...) ...
 ... A ...
 ... A ...
 ... C ...

INFORMATION ON THE GROUP AND THE CONNECTED COUNTERPARTIES

... k ...
 ... C. A ... C ...
 ... C ...
 ... k ... C ...
 E ... C ...
 ... E ... D ...
 ... D ...
 ... C ... C ...

IMPLICATIONS UNDER THE LISTING RULES

... D ... C ...
 ... 62.27% ... 60% ... E ... D ...
 ... C ... A E ... C ...
 ... E ... D ...
 ... C ... C ... C ...
 ... A ... C ...
 ... A ... C ...
 14A.31 ...

E... A... E...
 A... 14A.81... A...
 E... A... 0.1%... 5%
 A...
 C... 14A...

D... C...
 B... A...
 D...
 C... E... D...

DEFINITIONS

...

A... 28... 2017...
 C... E... C...
 .701... D...

A... 22... 2017...
 D... .14 (...)

A... C... 18 A... 2016...
 E...
 ()

B... D...

C... k...
 C... B... k E...

C... C... E... C... D...
 ()

D ... () ... C ...

E ... C ... 大連東方水城發展有限公司 (D ... E ... C ... D ... C., ...*), ... C ...

E ... 18 A ... 2016 ... C ... E ... D ... D ... 1 J ... 2016 ... 31 D ... 2018

A ... C ...

海昌 (中國) 有限公司 (H ... (C ...) C., ...*), ... C ...

大連海昌企業發展有限公司 (D ... C ... D ... C., ...*), ... C ...

大連海昌集團有限公司 (D ... (...) C., ...*), ... C ...

\$... D ...

A ... C ...

E ... k ...

... D ... C ...

A ... G ... C ...

A ... A ... A ...

