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SUPPLEMENTAL ANNOUNCEMENT DISCLOSEABLE TRANSACTION LOAN PARTICIPATION

Reference is made to the Announcement of the Company in relation to the discloseable transaction under Loan Participation. Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

The Company would like to provide further information in relation to the Loan Agreement:

1. Borrower

The Borrower is a company incorporated in Hong Kong with limited liability and principally engaged in property investment. To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the Borrower is an Independent Third Party and not connected with the Group.

2. The Loan under the Loan Agreement is secured by the following securities:

- (a) the First Mortgage by the Borrower;
- (b) the Deed of Charge by the Chargor;
- (c) the Guarantee by the Chargor;
- (d) the Guarantee by the Personal Guarantor;
- (e) the Subordination Deeds by the Chargor and the Personal Guarantor (as the case may be), and the Borrower; and
- (f) the Corporate Guarantee by the Corporate Guarantor

DEFINITIONS

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

“Announcement” an announcement of the Company dated 21 December 2018 in relation to the discloseable transaction under Loan Participation

“Chargor”	an individual who, to the best of the Directors’ knowledge, information and belief, having made all reasonable enquiries, is the sole shareholder of the Borrower and an Independent Third Party and not connected with the Group
“Corporate Guarantee”	the guarantee made by the Corporate Guarantor in favour of the Lender
“Corporate Guarantor”	a company incorporated in Hong Kong with limited liability and to the best of the Directors’ knowledge, information and belief, having made all reasonable enquiries, is wholly owned by the Chargor and the Personal Guarantor, and is an Independent Third Party and not connected with the Group
“Deed of Charge”	a charge over the entire share capital of the Borrower by the Chargor in favour of the Lender
“First Mortgage”	the first mortgage/legal charge and assignment of rentals to be executed by the Borrower in respect of the Property in favour of the Lender
“Guarantee”	the guarantee made by the Chargor/the Personal Guarantor in favour of the Lender
“Personal Guarantor”	an individual who, to the best of the Directors’ knowledge, information and belief, having made all reasonable enquiries, is the spouse of the Chargor and is an Independent Third Party and not connected with the Group
“Property”	a property in Hong Kong (estimated value of approximately HK\$590 million)
“Subordination Deeds”	the subordination deeds made by the Chargor and the Personal Guarantor (as the case may be), and the Borrower in favour of the Lender

By Order of the Board
CST Group Limited
Chiu Tao
Executive Director and Chairman

Hong Kong, 3 January 2019

As at the date of this announcement, the board of directors of the Company comprises (i) Mr. Chiu Tao (Chairman), Mr. Hui Richard Rui, Mr. Lee Ming Tung, Mr. Kwan Kam Hung, Jimmy, Mr. Yeung Kwok Yu, Mr. Tsui Ching Hung and Mr. Wah Wang Kei, Jackie as executive directors of the Company; and (ii) Mr. Yu Pan, Ms. Tong So Yuet, Ms. Ma Yin Fan and Mr. Leung Hoi Ying as independent non-executive directors of the Company.