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**ASIA ORIENT HOLDINGS
LIMITED**

滙漢控股有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 214)



**ASIA STANDARD INTERNATIONAL
GROUP LIMITED**

泛海國際集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 129)

**VOLUNTARY
ANNOUNCEMENT**

**DISCLOSEABLE
TRANSACTION**

**IN RELATION TO
DISPOSALS OF THE KAISA SECURITIES**

THE DISPOSALS

On 18 and 22 February 2021, the Kaisa Securities were disposed of on the open market at an aggregate consideration of approximately US\$9.8 million (equivalent to approximately HK\$76.0 million) by the Seller.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios in respect of the Disposals, when aggregated with the Previous Disposals, exceeds 5% but is or are less than 25% for ASI, the Disposals constitute a discloseable transaction for ASI, and is therefore subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

As all of the applicable percentage ratios in respect of the Disposals, when aggregated with the Previous Disposals, are below 5% for AO, the Disposals do not constitute a notifiable transaction for AO under Chapter 14 of the Listing Rules.

As all of the applicable percentage ratios in respect of the Disposals, when aggregated with the Previous Disposals and any other previous disposals over the past 12 months of the notes issued by Kaisa by AO Group and ASI Group (on a non-consolidated and standalone basis), would still be classified as a major disposal transaction for each of AO and ASI under Chapter 14 of the Listing Rules, and since each of AO and ASI has complied with the major disposal transaction requirements in respect of the Major Transaction as set out in the 18 December 2020

Announcement and 29 January 2021 Circulars, each of AO and ASI is not required to reclassify the Disposals and the Previous Disposals by aggregating them with any other previous disposals over the past 12 months of the notes issued by Kaisa by AO Group and ASI Group (on a non-consolidated and standalone basis) and the implications of the applicable percentage ratios in respect of the Disposals, when aggregated with the Previous Disposals are determined on a standalone basis.

THE DISPOSALS

On 18 and 22 February 2021, the Kaisa Securities were disposed of on the open market at an aggregate consideration of approximately US\$9.8 million (equivalent to approximately HK\$76.0 million) by the Seller.

In view that the Disposals were conducted through the open market, AO and ASI are not aware of the identities of the purchasers of the Kaisa Securities. To the best of the knowledge, information and belief of AO Directors and ASI Directors having made all reasonable enquiries, the purchasers of the Kaisa Securities and their respective ultimate beneficial owners are Independent Third Parties of AO and ASI.

INFORMATION ON THE KAISA SECURITIES

The Kaisa Securities are listed and quoted on the SGX-ST.

As at 30 September 2020, the carrying value of the Kaisa Securities held by ASI Group under the Disposals was approximately HK\$72.5 million. The net profits (both before and after taxation) attributable to the Kaisa Securities which were disposed of by ASI Group under the Disposals were approximately HK\$7.3 million and approximately HK\$7.0 million for the financial years ended 31 March 2019 and 2020 respectively.

REASONS FOR AND BENEFITS OF THE DISPOSALS

The Disposals form part of the investing activities of AO Group and ASI Group, which are conducted in their ordinary and usual course of business. As part of their principal business, AO Group and ASI Group monitor the performance of their respective securities portfolios and make adjustments to them (with regard to the types and/or amounts of the securities held) from time to time.

The Disposals will provide AO Group and ASI Group with an opportunity to realise their investments in the Kaisa Securities, and to re-allocate resources for other reinvestment opportunities when they arise.

Having considered the terms of the Disposals (including but not limited to the disposal prices), AO Directors and ASI Directors respectively believe that such terms are fair and reasonable and the Disposals are in the interests of AO, ASI and their respective shareholders as a whole.

FINANCIAL EFFECTS OF THE DISPOSALS AND USE OF PROCEEDS

As a result of the Disposals, it is expected that ASI Group will record a loss before tax and before non-controlling interest of approximately HK\$1.0 million in the current financial year. The loss represents the difference between the consideration and the cost of the Kaisa Securities as disposed of by ASI Group under the Disposals, less the incremental interest income from the difference between the yield and the coupon amortised to profit and loss in prior years, plus the written back of expected credit loss and the reversal of unrealised exchange loss recognised in prior years.

ASI Directors intend to apply the proceeds from the Disposals as general working capital and/or for other reinvestment opportunities when they arise.

INFORMATION ON AO, ASI AND THE SELLER

AO is a limited liability company incorporated in Bermuda whose shares are listed on the Main Board. AO Group is principally engaged in property management, development and investment, hotel operations and securities investments.

ASI is a limited liability company incorporated in Bermuda whose shares are listed on the Main Board. ASI Group is principally engaged in investment and development of commercial, retail and residential properties and securities investments. Through ASH, ASI Group is also involved in hotel operations.

The Seller is a company incorporated in the British Virgin Islands with limited liability and an indirect wholly-owned subsidiary of ASI. As at the date hereof, it is principally engaged in securities investment.

INFORMATION ON KAISA

Kaisa is an investment holding company, and its subsidiaries are principally engaged in property development, property investment, property management, hotel and catering operations, cinema, department store and cultural centre operations, water-way passenger and cargo transportation and healthcare business in the PRC. To the best of the knowledge, information and belief of AO Directors and ASI Directors having made all reasonable enquiries (based on the information available to AO and ASI), Kaisa and its ultimate beneficial owners are Independent Third Parties of AO and ASI.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios in respect of the Disposals, when aggregated with the Previous Disposals, exceeds 5% but is or are less than 25% for ASI, the Disposals constitute a discloseable transaction for ASI, and is therefore subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

As all of the applicable percentage ratios in respect of the Disposals, when aggregated with the Previous Disposals, are below 5% for AO, the Disposals do not constitute a notifiable transaction for AO under Chapter 14 of the Listing Rules.

As all of the applicable percentage ratios in respect of the Disposals, when aggregated with the Previous Disposals and any other previous disposals over the past 12 months of the notes issued by Kaisa by AO Group and ASI Group (on a non-consolidated and standalone basis), would still be classified as a major disposal transaction for each of AO and ASI under Chapter 14 of the Listing Rules, and since each of AO and ASI has complied with the major disposal transaction requirements in respect of the Major Transaction as set out in the 18 December 2020 Announcement and 29 January 2021 Circulars, each of AO and ASI is not required to reclassify the Disposals and the Previous Disposals by aggregating them with any other previous disposals over the past 12 months of the notes issued by Kaisa by AO Group and ASI Group (on a non-consolidated and standalone basis) and the implications of the applicable percentage ratios in respect of the Disposals, when aggregated with the Previous Disposals are determined on a standalone basis.

DEFINITIONS

Unless the context otherwise requires, the following terms have the following meanings in this joint announcement:

“18 December 2020 Announcement”	the joint announcement of AO and ASI dated 18 December 2020
“29 January 2021 Circulars”	the circulars dated 29 January 2021 issued by each of AO and ASI in relation to the Major Transaction
“AO”	Asia Orient Holdings Limited (Stock Code: 214), an exempted company incorporated in Bermuda with limited liability, the issued shares of which are listed on the Main Board
“AO Director(s)”	the director(s) of AO, including the independent non-executive director(s)
“AO Group”	AO and its subsidiaries, including ASI Group
“ASH”	Asia Standard Hotel Group Limited (Stock Code: 292), an exempted company incorporated in Bermuda with limited liability, the issued shares of which are listed on the Main Board
“ASH Group”	ASH and its subsidiaries

“ASI”	Asia Standard International Group Limited (Stock Code: 129), an exempted company incorporated in Bermuda with limited liability, the issued shares of which are listed on the Main Board
“ASI Director(s)”	the director(s) of ASI, including the independent non-executive director(s)
“ASI Group”	ASI and its subsidiaries, including ASH Group
“connected person(s)”	has the same meaning ascribed to it under the Listing Rules
“Disposals”	the disposals of the Kaisa Securities by the Seller on 18 and 22 February 2021, details of which please refer to the paragraph headed “THE DISPOSALS” of this joint announcement
“HK\$”	Hong Kong Dollars
“Independent Third Party(ies)”	person(s) or company(ies) which is/are third party(ies) independent of AO or ASI (as the case may be) and their respective connected persons
“Kaisa”	Kaisa Group Holdings Ltd. (Stock Code: 1638), a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Main Board
“Kaisa Announcements”	the announcements of Kaisa dated 23 June 2017, 4 August 2017, 20 September 2017 and 2 November 2017
“Kaisa Notes”	the 9.375% US\$-denominated senior notes due 2024 issued by Kaisa, details of which are disclosed in the Kaisa Announcements
“Kaisa Securities”	the Kaisa Notes in the aggregate notional amount of approximately US\$10 million (equivalent to approximately HK\$77.5 million) disposed of by the Seller under the Disposals
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Main Board”	the Main Board of the Stock Exchange

“Major Transaction”	as the case may be, the previous disposals between 17 and 18 December 2020 of the Kaisa Notes, on a non-consolidated and standalone basis by AO Group and ASI Group, details of which are disclosed in the 18 December 2020 Announcement and 29 January 2021 Circulars
“percentage ratio(s)”	has the same meaning ascribed to it under the Listing Rules
“PRC”	the People’s Republic of China
“Previous Disposals”	the previous disposals of the Kaisa Notes, on a non-consolidated and standalone basis, (A) by ASI Group in the aggregate notional amount of approximately US\$38.4 million (equivalent to approximately HK\$299.5 million) between 21 December 2020 and 4 January 2021; and (B) by ASH Group in the aggregate notional amount of approximately US\$10.6 million (equivalent to approximately HK\$82.7 million) on 4 January 2021
“Seller”	Techfull Properties Corp., a company incorporated in the British Virgin Islands with limited liability and an indirect wholly-owned subsidiary of ASI
“SGX-ST”	the Singapore Exchange Securities Trading Limited
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“US\$”	United States Dollars
“%”	per cent

In this joint announcement, amounts denominated in US\$ are converted into HK\$ at the rate of US\$1.00 = HK\$7.753. Such conversion rate is for illustration purpose only and should not be construed as a representation that the amounts in question have been, could have been or could be converted at any particular rate or at all.

By Order of the Board of
Asia Orient
Holdings Limited
Fung Siu To, Clement
Chairman

By Order of the Board of
Asia Standard International
Group Limited
Fung Siu To, Clement
Chairman

Hong Kong, 24 February 2021

As at the date of this joint announcement,

- (a) the executive directors of AO are Mr. Fung Siu To, Clement, Mr. Poon Jing, Mr. Poon Hai, Mr. Poon Yeung, Roderick, Mr. Lun Pui Kan and Mr. Kwan Po Lam, Phileas and the independent non-executive directors of AO are Mr. Cheung Kwok Wah, Mr. Leung Wai Keung and Mr. Wong Chi Keung; and*
- (b) the executive directors of ASI are Mr. Fung Siu To, Clement, Mr. Poon Jing, Mr. Poon Hai, Mr. Poon Yeung, Roderick, Mr. Lun Pui Kan and Mr. Kwan Po Lam, Phileas and the independent non-executive directors of ASI are Mr. Koon Bok Ming, Alan, Mr. Leung Wai Keung and Mr. Wong Chi Keung.*

** For identification purpose only*