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**MAOYE INTERNATIONAL HOLDINGS LIMITED**

**茂業國際控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 848)**

**DISCLOSABLE TRANSACTIONS IN RELATION TO  
THE PROVISION OF GUARANTEE**

**PROVISION OF GUARANTEE**

In connection with the proposed provision of the Guarantee, the Board announces that on 17 January 2020, Maoye Commercial, a non-wholly owned subsidiary of the Company, entered into the Guarantee Agreement I and Guarantee Agreement II with China Minsheng Bank and Industrial Bank, respectively, pursuant to which Maoye Commercial agreed to provide a guarantee up to the amount of RMB150,000,000 in favour of China Minsheng Bank and a guarantee up to the amount of RMB150,000,000 in favour of Industrial Bank, in respect of the repayment obligations under the mortgage loans to be granted to the Purchasers by China Minsheng Bank and Industrial Bank from the sale of the Properties by Maoye Commercial.

**IMPLICATIONS UNDER THE LISTING RULES**

As the applicable percentage ratios (as defined under the Listing Rules) in respect of the Guarantee Agreements on an aggregate basis exceed 5% but are less than 25%, the entering into of the Guarantee Agreements and the transactions contemplated thereunder constitute discloseable transactions of the Company and are therefore subject to the notification and announcement requirements under Chapter 14 of the Listing Rules, but are exempted from the shareholders' approval requirement under Chapter 14 of the Listing Rules.

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Details of the terms of the Guarantee Agreement I are set out below:

<b>Date:</b>	17 January 2020
<b>Parties:</b>	(i) China Minsheng Bank, as lender  (ii) Maoye Commercial, as guarantor
<b>Guarantee:</b>	<p>Maoye Commercial agreed to provide a guarantee up to the amount of RMB150,000,000 in favour of China Minsheng Bank in respect of the repayment obligations under the mortgage loans to be granted to the Purchasers by China Minsheng Bank from the sale of the Properties by Maoye Commercial.</p> <p>The Properties to be sold to the Purchasers who take out mortgage loan from China Minsheng Bank will be mortgaged to China Minsheng Bank under the relevant mortgage agreements as securities of the mortgage loans.</p> <p>The repayment obligations of the Purchasers guaranteed by Maoye Commercial under the mortgage loans to be granted by China Minsheng Bank include the principal amount, accrued interest thereon (including penalty interest and compound interest), default payment, damages and all expenses arising from the enforcement of rights by China Minsheng Bank under the relevant mortgage loan agreements including but not limited to litigation, Arbitration fees, evaluation fees, auction fees and attorney fees, legal fees, travel expenses, real estate mortgagor resettlement costs, security fees, etc.</p> <p>The terms of the Guarantee Agreement I, including the guarantee amount, were negotiated and entered into on an arm's length basis and on normal commercial terms. The guarantee amount was determined with reference to the amount of mortgage loans to be granted to the Purchasers, which is based on the prevailing market price of the Properties, and the amount which would be incurred by the Purchasers from the repayment obligations under the relevant mortgage agreements.</p>
<b>Term:</b>	Maoye Commercial's obligation to guarantee the relevant mortgage loans of

	the Purchasers will commence from the date on which China Minsheng Bank releases the loan amount under the mortgage agreements to the relevant Purchasers and will terminate when China Minsheng Bank receives the relevant valid title deeds and documents of the Properties and completes the registration of the relevant mortgages.
<b>Source of funding for the fulfillment of the guarantee:</b>	Any payment obligations of Maoye Commercial arising from the Guarantee Agreement I will be satisfied by internal resources of the Group.

Details of the terms of the Guarantee Agreement II are set out below:

<b>Date:</b>	17 January 2020
<b>Parties:</b>	(i) Industrial Bank, as lender  (ii) Maoye Commercial, as guarantor
<b>Guarantee:</b>	<p>Maoye Commercial agreed to provide a guarantee up to the amount of RMB150,000,000 in favour of Industrial Bank in respect of the repayment obligations under the mortgage loans to be granted to the Purchasers by Industrial Bank from the sale of the Properties by Maoye Commercial.</p> <p>The Properties to be sold to the Purchasers who take out mortgage loan from Industrial Bank will be mortgaged to Industrial Bank under the relevant mortgage agreements as securities of the mortgage loans.</p> <p>The repayment obligations of the Purchasers guaranteed by Maoye Commercial under the mortgage loans to be granted by Industrial Bank include the principal amount, accrued interest thereon (including penalty interest and compound interest), default payment, damages and all expenses arising from the enforcement of rights by Industrial Bank under the relevant mortgage loan agreements including but not limited to litigation, arbitration fees, property preservation fees, application execution fees, lawyer's agency fees, case handling fees, announcement fees, evaluation fees, travel expenses, telecommunications fees, disposal fees, etc..</p> <p>The terms of the Guarantee Agreement II, including the guarantee amount, were negotiated and entered into on an arm's length basis and on normal commercial terms. The guarantee amount was determined with reference to the amount of mortgage loans to be granted to the Purchasers, which is based on the prevailing market price of the Properties, and the amount which would be incurred by the Purchasers from the repayment obligations under the</p>

	relevant mortgage agreements.
<b>Term:</b>	Maoye Commercial's obligation to guarantee the relevant mortgage loans of the Purchasers will commence from the date on which Industrial Bank releases the loan amount under the mortgage agreements to the relevant Purchasers and will terminate when Industrial Bank receives the relevant valid title deeds and documents of the Properties and completes the registration of the relevant mortgages.
<b>Source of funding for the fulfillment of the guarantee:</b>	Any payment obligations of Maoye Commercial arising from the Guarantee Agreement II will be satisfied by internal resources of the Group.

To the best knowledge, information and belief of the Directors having made all reasonable enquiries, China Minsheng Bank and Industrial Bank and their ultimate beneficial owners are third parties independent of the Company and their connected persons. Maoye Commercial currently does not intend to sell the Properties to Purchasers who are connected persons of the Group. However, if circumstances arise such that Maoye Commercial sells the Properties to Purchasers who are connected persons of the Group, the Company will comply with all the applicable requirements under Chapter 14A of the Listing Rules if and when necessary.

## **REASONS FOR AND BENEFITS OF THE PROVISION OF THE GUARANTEE**

Maoye Commercial has developed the Maoye Haoyuan Sale Project under which Maoye Commercial will sell certain commercial and residential properties in Chengdu city of the PRC. The Board believes that the provision of the Guarantee by Maoye Commercial in favour of China Minsheng Bank and Industrial Bank to guarantee the repayment obligations of the Purchasers will be beneficial to facilitate the sale of Properties and realise the capital recovery.

The Board is also of the view that the provision of the Guarantee is in line with the relevant policy requirements and the usual commercial practice in the property sale business in the PRC. The Directors (including the independent non-executive Directors) consider that the terms of the Guarantee Agreements and the transactions contemplated thereunder are on normal commercial terms, fair and reasonable, and in the interest of the Company and the Shareholders as a whole.

## **INFOMRATION ON THE PARTIES**

### **China Minsheng Bank**

China Minsheng Bank is the Chengdu Branch of China Minsheng Bank Corporation, a joint stock commercial bank in the PRC, the shares of which are listed on the Stock Exchange (stock code: 1988) and the Shanghai Stock Exchange (stock code: 600016).

### **Industrial Bank**

Industrial Bank is the Chengdu branch of Industrial Bank, a joint stock commercial bank in the PRC, the shares of which are listed on the Shanghai Stock Exchange (stock code: 601166).

### **Maoye Commercial**

Maoye Commercial is a joint stock company established in the PRC and listed on the Shanghai Stock Exchange (stock code: 600828) and a non-wholly owned subsidiary of the Company. Maoye Commercial is principally engaged in the operation of department stores.

### **The Company**

The Company is principally engaged in the operation and management of department stores and property development in the PRC, and is a leading department store chain operator in the affluent regions throughout the PRC. The Company is focused on developing more department stores, mainly in the second and third-tier cities and in the most economically developed regions and regions with high economic growth in the PRC.

## **IMPLICATIONS UNDER THE LISTING RULES**

As the applicable percentage ratios (as defined under the Listing Rules) in respect of the Guarantee Agreements on an aggregate basis exceed 5% but are less than 25%, the entering into of the Guarantee Agreements and the transactions contemplated thereunder constitute discloseable transactions of the Company and are therefore subject to the notification and announcement requirements under Chapter 14 of the Listing Rules, but are exempted from the shareholders' approval requirement under Chapter 14 of the Listing Rules.

## **DEFINITIONS**

In this announcement, the following terms shall have the following meanings:

"Board"	the board of Directors
"Company"	Maoye International Holdings Limited, a company incorporated in the Cayman Islands with limited liability and the shares of which are listed on the main board of the Stock Exchange
"China Minsheng Bank"	the Chengdu Branch of China Minsheng Bank Corporation
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company
"Group"	the Company and its subsidiaries
"Guarantee"	the repayment obligations of the Purchasers guaranteed by Maoye Commercial under the Guarantee Agreement I and the Guarantee Agreement II

"Guarantee Agreement I"	the guarantee agreement dated 17 January 2020 entered into between Maoye Commercial and China Minsheng Bank
"Guarantee Agreement II"	the guarantee agreement dated 17 January 2020 entered into between Maoye Commercial and Industrial Bank
"Guarantee Agreements"	the Guarantee Agreement I and the Guarantee Agreement II
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Industrial Bank"	the Chengdu branch of Industrial Bank
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Maoye Commercial"	Maoye Commercial Co., Ltd. (茂業商業股份有限公司), a joint stock limited company established in the PRC and listed on the Shanghai Stock Exchange (stock code: 600828) and a non-wholly owned subsidiary of the Company
"Maoye Haoyuan Sale Project"	the sale of residential and commercial properties named "Maoye Haoyuan" (茂業豪園) in the Jin Jiang area of Chengdu city (成都市錦江區) of the PRC by Maoye Commercial
"PRC"	the People's Republic of China, and for the purpose of this announcement, excludes Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
"Properties"	the certain properties to be sold under the Maoye Haoyuan Sale Project
"Purchasers"	the purchasers of the Properties who will obtain mortgage loans from China Minsheng Bank and Industrial Bank to fund such purchases
"RMB"	Renminbi, the lawful currency of the PRC
"Shareholder(s)"	the shareholders of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited

By order of the Board  
**Maoye International Holdings Limited**  
**Mr. Huang Mao Ru**  
*Chairman*

Hong Kong, 17 January 2020

*As at the date of this announcement, the Board comprises two executive directors, namely, Mr. Huang Mao Ru and Mr. Zhong Pengyi; one non-executive director, namely Mr. Wang Bin; and three independent non-executive directors, namely, Mr. Chow Chan Lum, Mr. Pao Ping Wing and Mr. Leung Hon Chuen.*