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MATRIX
MATRIX HOLDINGS LIMITED
美力時集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 1005)

DISCLOSEABLE TRANSACTION
ADDITIONAL INFORMATION

Reference is made to the announcement of Matrix Holdings Limited (the “**Company**”) dated 9 January 2019 in relation to the proposed acquisition of the entire equity interests in Javi Investment Joint Stock Company (the “**Announcement**”). Unless otherwise stated, terms used in this announcement shall have the same meanings as those defined in the Announcement.

The Company wishes to provide the Shareholders and the public with the following additional information in relation to the Target Company.

The Company clarifies that the net assets of the Target Company as at 17 December 2018 should be approximately VND157,719,187,000 (equivalent to approximately HK\$53,625,000) instead of VND177,860,275,581 (equivalent to approximately HK\$60,472,493) (as stated in the Announcement). Set out below is the summarised unaudited balance sheet of the Target Company as at 17 December 2018:

	As at 17 December 2018	
	<i>VND'000</i>	<i>(HK\$'000 equivalent)</i>
Assets		
– The Lands carried at cost	154,628,441	52,574
– Other assets	<u>23,231,834</u>	<u>7,899</u>
Total assets	177,860,275	60,473
Liabilities	<u>20,141,088</u>	<u>6,848</u>
Net assets	<u><u>157,719,187</u></u>	<u><u>53,625</u></u>

The Directors wish to clarify that in determining the Consideration, they had also taken into account the book value of the Lands as at 17 December 2018 in addition to the valuation of the Lands as at December 2018 (the “**Valuation**”). The net assets of the Target Company as at 17 December 2018, after taking into account of the surplus from the Valuation of VND568,611,559,000 (equivalent to approximately HK\$193,328,000) (being the difference between the Lands’ valuation figure of VND723,240,000,000 (equivalent to approximately HK\$245,902,000) and the Lands’ book value of approximately VND154,628,441,000 (equivalent to approximately HK\$52,574,000)), would be approximately VND726,330,746,000 (equivalent to approximately HK\$246,953,000) (the “**Reassessed NAV**”). The Consideration represents a discount of approximately 22.7% to the Reassessed NAV.

Unless otherwise specified in this announcement, amounts denominated in VND have been converted into HK\$ at the rate of VND1 = HK\$0.00034. This rate is for the purpose of illustration only and does not constitute a representation that any amount has been, could have been converted at the above rate or any other rates.

By order of the Board
Cheng Yung Pun
Chairman

Hong Kong, 11 January 2019

As at the date of this announcement, the Board comprises Mr. Cheng Yung Pun, Mr. Cheng King Cheung, Mr. Tsang Chung Wa, Mr. Tse Kam Wah, Mr. Yu Sui Chuen and Ms. Yip Hiu Har as executive Directors; Dr. Loke Yu alias Loke Hoi Lam, Mr. Mak Shiu Chung, Godfrey, Mr. Wan Hing Pui and Mr. Heng Victor Ja Wei as independent non-executive Directors.

* *For identification purpose only*