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**THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION**

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If you are in doubt

If you have sold or transferred

Silver Grant International Holdings Group Limited



**(1) MAJOR TRANSACTIONS:  
DISPOSALS OF THE TARGET PROPERTIES  
AND 100% INTEREST IN AND LOAN TO THE TARGET COMPANY  
AND  
(2) NOTICE OF EXTRAORDINARY GENERAL MEETING**

(EGM)

(<https://spot-emeeting.tricor.hk>)



Use the text where required, the following exercises have the following meaning.

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## DEFINITIONS

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1. "Company" shall mean the corporation named in the first section of the Charter of the City of New York, as amended, and its successors and assigns.

2. "City" shall mean the City of New York, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

3. "Board" shall mean the Board of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

4. "Officers" shall mean the officers of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

5. "Directors" shall mean the directors of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

6. "Shareholders" shall mean the shareholders of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

7. "Employees" shall mean the employees of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

8. "Contractors" shall mean the contractors of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

9. "Suppliers" shall mean the suppliers of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

10. "Partners" shall mean the partners of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

11. "Affiliates" shall mean the affiliates of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

12. "Related Parties" shall mean the related parties of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

13. "Confidential Information" shall mean the confidential information of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

14. "Trade Secrets" shall mean the trade secrets of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

15. "Intellectual Property" shall mean the intellectual property of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

16. "Assets" shall mean the assets of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

17. "Liabilities" shall mean the liabilities of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

18. "Net Worth" shall mean the net worth of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

19. "Revenue" shall mean the revenue of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

20. "Expenses" shall mean the expenses of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

21. "Profit" shall mean the profit of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

22. "Loss" shall mean the loss of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

23. "Income" shall mean the income of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

24. "Tax" shall mean the tax of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

25. "Interest" shall mean the interest of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

26. "Dividend" shall mean the dividend of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

27. "Share" shall mean the share of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

28. "Equity" shall mean the equity of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

29. "Debt" shall mean the debt of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

30. "Capital" shall mean the capital of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

31. "Assets" shall mean the assets of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

32. "Liabilities" shall mean the liabilities of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

33. "Net Worth" shall mean the net worth of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

34. "Revenue" shall mean the revenue of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

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36. "Profit" shall mean the profit of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

37. "Loss" shall mean the loss of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

38. "Income" shall mean the income of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

39. "Tax" shall mean the tax of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

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41. "Dividend" shall mean the dividend of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

42. "Share" shall mean the share of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

43. "Equity" shall mean the equity of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

44. "Debt" shall mean the debt of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.

45. "Capital" shall mean the capital of the Company, as defined in the Charter of the City of New York, as amended, and its successors and assigns.



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## DEFINITIONS

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"**Authorized Person**" means any person who has been granted, in writing, authority by the Board to execute, or cause to be executed, any of the documents referred to in this Certificate, and such authority may be limited.

"**Board**" means the Board of Directors of the Corporation, and the members of the Board shall be the persons whose names are set forth in the list attached as **Exhibit A** to this Certificate, until the expiration of their term of office, and thereafter until their successors are duly chosen and qualify.

"**Business Day**" means any day that is not a Saturday, Sunday or public holiday in New York City.

"**Company**" means the Corporation, and includes its subsidiaries and affiliates, and the assets, liabilities, and operations of the Corporation, its subsidiaries and affiliates.

"**Corporation**" means the Corporation, and includes its subsidiaries and affiliates, and the assets, liabilities, and operations of the Corporation, its subsidiaries and affiliates.

"**Contract**" means any agreement, whether written or oral, and includes any amendments, modifications, and supplements thereto, and the execution of the Contract shall not constitute an admission that the Contract is not subject to oral modification.

"**Contractual Obligations**" means the obligations of the Corporation under the Contract, and includes the obligations of the Corporation under any amendments, modifications, and supplements thereto.

"**Contractual Obligations**" means the obligations of the Corporation under the Contract, and includes the obligations of the Corporation under any amendments, modifications, and supplements thereto.

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# DEFINITIONS

The  $\mathcal{H}_1$  norm of a function  $f$  is defined as  $\|f\|_{\mathcal{H}_1} = \int_{\mathcal{X}} |f(x)| dx$ . The  $\mathcal{H}_2$  norm is defined as  $\|f\|_{\mathcal{H}_2} = \sqrt{\int_{\mathcal{X}} |f(x)|^2 dx}$ . The  $\mathcal{H}_\infty$  norm is defined as  $\|f\|_{\mathcal{H}_\infty} = \max_{x \in \mathcal{X}} |f(x)|$ . The  $\mathcal{H}_p$  norm is defined as  $\|f\|_{\mathcal{H}_p} = \left( \int_{\mathcal{X}} |f(x)|^p dx \right)^{1/p}$ . The  $\mathcal{H}_1$  norm is also known as the total variation norm. The  $\mathcal{H}_2$  norm is also known as the L2 norm. The  $\mathcal{H}_\infty$  norm is also known as the maximum norm. The  $\mathcal{H}_p$  norm is also known as the Lp norm.

The  $\mathcal{H}_1$  norm is a special case of the  $\mathcal{H}_p$  norm with  $p=1$ . The  $\mathcal{H}_2$  norm is a special case of the  $\mathcal{H}_p$  norm with  $p=2$ . The  $\mathcal{H}_\infty$  norm is a special case of the  $\mathcal{H}_p$  norm with  $p \rightarrow \infty$ . The  $\mathcal{H}_1$  norm is also known as the total variation norm. The  $\mathcal{H}_2$  norm is also known as the L2 norm. The  $\mathcal{H}_\infty$  norm is also known as the maximum norm. The  $\mathcal{H}_p$  norm is also known as the Lp norm.

Therefore, the  $\mathcal{H}_1$  norm is a special case of the  $\mathcal{H}_p$  norm with  $p=1$ . The  $\mathcal{H}_2$  norm is a special case of the  $\mathcal{H}_p$  norm with  $p=2$ . The  $\mathcal{H}_\infty$  norm is a special case of the  $\mathcal{H}_p$  norm with  $p \rightarrow \infty$ .





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**LETTER FROM THE BOARD**

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**THE SALE AND PURCHASE AGREEMENTS**

**The First Sale and Purchase Agreement**

Date: 

Parties:

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## LETTER FROM THE BOARD

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### Assets to be disposed of:

... ( % )

\$ ( )

\$ ( )

\$ ( )

( Interest-bearing Loan ) ( )

\$ ( )

### First Consideration:

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( ) ( )

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( ) 2013 年 1 月 1 日起，企业发生的符合条件的广告费和业务宣传费支出，除按照以前有关规定扣除外，还有以下规定：  
 ① 不超过当年销售（营业）收入的 15% 的部分，准予扣除；超过部分，准予在以后纳税年度结转扣除。  
 ② 企业为生产（经营）商品发生的符合条件的广告费和业务宣传费支出，除按照《企业所得税法》第三十条规定的不超过当年销售（营业）收入 15% 的部分，准予扣除外，不超过当年销售（营业）收入 5% 的部分，准予扣除。  
 ③ 烟草企业的烟草广告费和业务宣传费支出，一律不得扣除。  
 ④ 化妆品制造或销售、医药制造或销售企业发生的符合条件的广告费和业务宣传费支出，除按照《企业所得税法》第三十条规定的不超过当年销售（营业）收入 15% 的部分，准予扣除外，不超过当年销售（营业）收入 30% 的部分，准予扣除。  
 ⑤ 自 2013 年 1 月 1 日起，企业发生的符合条件的广告费和业务宣传费支出，除按照以前有关规定扣除外，还有以下规定：  
 ⑥ 不超过当年销售（营业）收入的 15% 的部分，准予扣除；超过部分，准予在以后纳税年度结转扣除。  
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 ⑧ 烟草企业的烟草广告费和业务宣传费支出，一律不得扣除。  
 ⑨ 化妆品制造或销售、医药制造或销售企业发生的符合条件的广告费和业务宣传费支出，除按照《企业所得税法》第三十条规定的不超过当年销售（营业）收入 15% 的部分，准予扣除外，不超过当年销售（营业）收入 30% 的部分，准予扣除。

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 ⑤ 自 2013 年 1 月 1 日起，企业发生的符合条件的广告费和业务宣传费支出，除按照以前有关规定扣除外，还有以下规定：  
 ⑥ 不超过当年销售（营业）收入的 15% 的部分，准予扣除；超过部分，准予在以后纳税年度结转扣除。  
 ⑦ 企业为生产（经营）商品发生的符合条件的广告费和业务宣传费支出，除按照《企业所得税法》第三十条规定的不超过当年销售（营业）收入 15% 的部分，准予扣除外，不超过当年销售（营业）收入 5% 的部分，准予扣除。  
 ⑧ 烟草企业的烟草广告费和业务宣传费支出，一律不得扣除。  
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## LETTER FROM THE BOARD

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### Second Consideration:

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( ) ... \$

( ) ... \$

### Basis of the Second Consideration:

... \$

### Conditions Precedent to Second Completion:

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The following table provides information regarding the target company and the target properties.
 

Target Company	Target Properties
Target Company A	Target Property 1
Target Company B	Target Property 2
Target Company C	Target Property 3

**Second Completion:**

The following table provides information regarding the target company and the target properties.
 

Target Company	Target Properties
Target Company A	Target Property 1
Target Company B	Target Property 2
Target Company C	Target Property 3

The following table provides information regarding the target company and the target properties.
 

Target Company	Target Properties
Target Company A	Target Property 1
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The following table provides information regarding the target company and the target properties.
 

Target Company	Target Properties
Target Company A	Target Property 1
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Target Company C	Target Property 3

**INFORMATION ON THE TARGET COMPANY AND THE TARGET PROPERTIES**



## LETTER FROM THE BOARD

	For the year ended 31 December 2022 (Note 2) HK\$,000	For the year ended 31 December 2021 (Note 2) HK\$,000
Revenue	( )	( )
Cost of sales	( )	( )
Operating profit	\$ ( )	\$ ( )
Finance income	\$ ( )	\$ ( )
Finance costs	\$ ( )	\$ ( )
Share of profit of associates	\$ ( )	\$ ( )
Income tax expense	\$ ( )	\$ ( )
Profit before distribution	\$ ( )	\$ ( )
Dividends received from associates	\$ ( )	\$ ( )
Profit for the year	\$ ( )	\$ ( )
Retained profit at the beginning of the year	\$ ( )	\$ ( )
Retained profit at the end of the year	\$ ( )	\$ ( )

### REASONS FOR AND BENEFITS OF ENTERING INTO THE SALE AND PURCHASE AGREEMENTS

The Board has reviewed the financial performance of the Group for the year ended 31 December 2022 and 2021. The Group's revenue for 2022 was ( ) HK\$, compared to ( ) HK\$ in 2021. The Group's profit before distribution for 2022 was \$ ( ), compared to \$ ( ) in 2021. The Group's profit for the year for 2022 was \$ ( ), compared to \$ ( ) in 2021. The Group's retained profit at the end of the year for 2022 was \$ ( ), compared to \$ ( ) in 2021.

The Board has also reviewed the financial performance of the Group's associates for the year ended 31 December 2022 and 2021. The Group's share of profit of associates for 2022 was \$ ( ), compared to \$ ( ) in 2021. The Group's dividends received from associates for 2022 was \$ ( ), compared to \$ ( ) in 2021.

The Board has also reviewed the financial performance of the Group's subsidiaries for the year ended 31 December 2022 and 2021. The Group's revenue from subsidiaries for 2022 was ( ) HK\$, compared to ( ) HK\$ in 2021. The Group's profit before distribution from subsidiaries for 2022 was \$ ( ), compared to \$ ( ) in 2021. The Group's profit for the year from subsidiaries for 2022 was \$ ( ), compared to \$ ( ) in 2021. The Group's retained profit at the end of the year from subsidiaries for 2022 was \$ ( ), compared to \$ ( ) in 2021.

● 1. The following information is available for the year ended 31/12/2019:

Revenue 1000  
Cost of sales 600  
Selling expenses 50  
Administrative expenses 40  
Depreciation 20  
Interest on bank loan 10  
Dividend received 10  
Profit on sale of equipment 5  
Loss on sale of investments 5  
Retained profit at the beginning of the year 100  
Dividend paid 20  
Share issue 50  
Share repurchase 10  
Share premium account 20  
Retained profit at the end of the year 150  
Share capital 200  
Share premium account 20  
Retained profit 150  
Bank loan 100  
Equipment 100  
Investments 100  
Cash 100

2. The following information is available for the year ended 31/12/2019:

Revenue 1000  
Cost of sales 600  
Selling expenses 50  
Administrative expenses 40  
Depreciation 20  
Interest on bank loan 10  
Dividend received 10  
Profit on sale of equipment 5  
Loss on sale of investments 5  
Retained profit at the beginning of the year 100  
Dividend paid 20  
Share issue 50  
Share repurchase 10  
Share premium account 20  
Retained profit at the end of the year 150  
Share capital 200  
Share premium account 20  
Retained profit 150  
Bank loan 100  
Equipment 100  
Investments 100  
Cash 100

3. The following information is available for the year ended 31/12/2019:

Revenue 1000  
Cost of sales 600  
Selling expenses 50  
Administrative expenses 40  
Depreciation 20  
Interest on bank loan 10  
Dividend received 10  
Profit on sale of equipment 5  
Loss on sale of investments 5  
Retained profit at the beginning of the year 100  
Dividend paid 20  
Share issue 50  
Share repurchase 10  
Share premium account 20  
Retained profit at the end of the year 150  
Share capital 200  
Share premium account 20  
Retained profit 150  
Bank loan 100  
Equipment 100  
Investments 100  
Cash 100

4. The following information is available for the year ended 31/12/2019:

Revenue 1000  
Cost of sales 600  
Selling expenses 50  
Administrative expenses 40  
Depreciation 20  
Interest on bank loan 10  
Dividend received 10  
Profit on sale of equipment 5  
Loss on sale of investments 5  
Retained profit at the beginning of the year 100  
Dividend paid 20  
Share issue 50  
Share repurchase 10  
Share premium account 20  
Retained profit at the end of the year 150  
Share capital 200  
Share premium account 20  
Retained profit 150  
Bank loan 100  
Equipment 100  
Investments 100  
Cash 100

**LISTING RULES IMPLICATION**

	2019	2020	2021	2022	2023
Operating Income	\$ 1,234,567	\$ 1,345,678	\$ 1,456,789	\$ 1,567,890	\$ 1,678,901
Depreciation and Amortization	\$ 234,567	\$ 245,678	\$ 256,789	\$ 267,890	\$ 278,901
Provision for Doubtful Accounts	\$ 12,345	\$ 13,456	\$ 14,567	\$ 15,678	\$ 16,789
Change in Accounts Receivable	\$ 34,567	\$ 35,678	\$ 36,789	\$ 37,890	\$ 38,901
Change in Inventory	\$ 45,678	\$ 46,789	\$ 47,890	\$ 48,901	\$ 49,012
Change in Accounts Payable	\$ 56,789	\$ 57,890	\$ 58,901	\$ 59,012	\$ 60,123
Change in Prepaid Expenses	\$ 67,890	\$ 68,901	\$ 69,012	\$ 70,123	\$ 71,234
Change in Other Assets	\$ 78,901	\$ 79,012	\$ 80,123	\$ 81,234	\$ 82,345
Change in Other Liabilities	\$ 89,012	\$ 90,123	\$ 91,234	\$ 92,345	\$ 93,456
Change in Convertible Bonds	\$ 90,123	\$ 91,234	\$ 92,345	\$ 93,456	\$ 94,567
Change in Cash	\$ 101,234	\$ 102,345	\$ 103,456	\$ 104,567	\$ 105,678
Net Change	\$ 1,112,345	\$ 1,223,456	\$ 1,334,567	\$ 1,445,678	\$ 1,556,789

... (https://spot-meeting.tricor.hk) ...

**ADDITIONAL INFORMATION**

1. The first part of the document is a list of items, including a list of names and a list of dates. The second part of the document is a list of items, including a list of names and a list of dates. The third part of the document is a list of items, including a list of names and a list of dates.

1. STATEMENT OF INDEBTEDNESS

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Secured bank loans

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\$ (\*) ( East Gate )

Unsecured bank loans

*(Faint, illegible text)*  
\$

Other borrowings – secured

*(Faint, illegible text)*  
\$ ( Mr. Chu ) ( Mr. Chen )

Other borrowings – unsecured

*(Faint, illegible text)*  
\$

Lease liabilities

*(Faint, illegible text)*  
\$

Charge on assets

*(Faint, illegible text)*  
\$

A g h m e t r e t e f r A e t f t v r e

Contingent liabilities

As at 31 December 2015, the Group had no contingent liabilities. As at 31 December 2014, the Group had no contingent liabilities.

2. WORKING CAPITAL STATEMENT

The following table shows the working capital statement of the Group for the years ended 31 December 2015 and 2014:

	2015	2014
Working capital at 1 January	\$ 1,000,000	\$ 1,000,000
Working capital added during the year	1,000,000	1,000,000
Working capital used during the year	(1,000,000)	(1,000,000)
Working capital at 31 December	\$ 1,000,000	\$ 1,000,000

The working capital statement is prepared on the basis of the following assumptions:

- All assets and liabilities are measured at fair value.
- All assets and liabilities are measured at cost less accumulated depreciation and amortization.
- All assets and liabilities are measured at historical cost.
- All assets and liabilities are measured at fair value less costs to sell.
- All assets and liabilities are measured at fair value less costs to sell, less impairment losses.
- All assets and liabilities are measured at fair value less costs to sell, less impairment losses, less impairment losses on disposal.
- All assets and liabilities are measured at fair value less costs to sell, less impairment losses, less impairment losses on disposal, less impairment losses on disposal of non-current assets.
- All assets and liabilities are measured at fair value less costs to sell, less impairment losses, less impairment losses on disposal, less impairment losses on disposal of non-current assets, less impairment losses on disposal of non-current assets.

### 3. FINANCIAL AND TRADING PROSPECTS

The company's financial and trading prospects are highly dependent on the success of its operations in the United States and the success of its operations in the United States is highly dependent on the success of its operations in the United States. The company's financial and trading prospects are highly dependent on the success of its operations in the United States and the success of its operations in the United States is highly dependent on the success of its operations in the United States.



2017/18: \$1,000,000, 2018/19: \$1,000,000, 2019/20: \$1,000,000, 2020/21: \$1,000,000

**Earnings**

2017/18: \$1,000,000, 2018/19: \$1,000,000, 2019/20: \$1,000,000, 2020/21: \$1,000,000

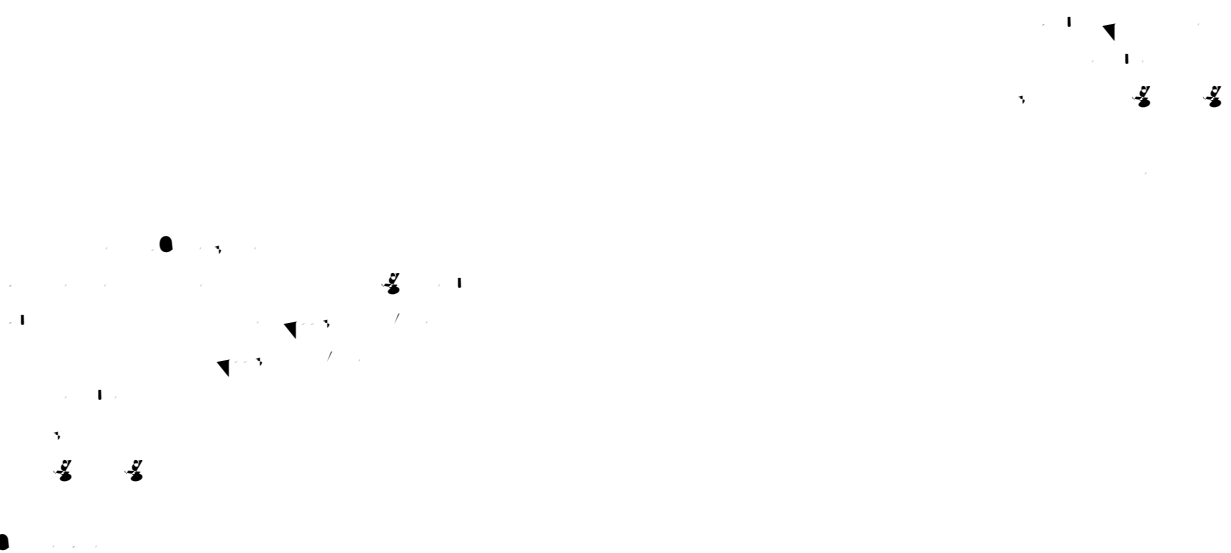
2017/18: \$1,000,000, 2018/19: \$1,000,000, 2019/20: \$1,000,000, 2020/21: \$1,000,000

2017/18: \$1,000,000, 2018/19: \$1,000,000, 2019/20: \$1,000,000, 2020/21: \$1,000,000

2017/18: \$1,000,000, 2018/19: \$1,000,000, 2019/20: \$1,000,000, 2020/21: \$1,000,000

The following text of the letter, which is a copy of the original letter, is reproduced for the information of the interested parties. The letter is dated 31 August 2023 from the Greater China Appraisal Limited to the Group.

**GREATER CHINA APPRAISAL LIMITED**  
漢華 評 值 有 限 公 司



Re: Valuation of various real properties in Hong Kong

... (Company) ...  
... (Group) ...  
... (Real Properties) ...  
... (valuation date) ...

**I. BASIS OF VALUATION**

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...  
...





... ( ) ... ( ) ...

... ( ) ...

( HK\$ )

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GREATER CHINA APPRAISAL LIMITED

Ms. Yuki Chan

(G.),  
re\_t r

Mr. Andy Lee

re\_t r

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... re\_t r

SUMMARY OF VALUES

No.	Real Properties	Market Value in existing state as at 31 August 2023
1	[Illegible text]	HK\$ [Illegible]
2	[Illegible text]	HK\$ [Illegible]
3	[Illegible text]	HK\$ [Illegible]
4	[Illegible text]	HK\$ [Illegible]
5	[Illegible text]	HK\$ [Illegible]
Total:		<u><u>HK\$261,000,000</u></u>

## VALUATION CERTIFICATES

Group I — Real property interest held for investment and to be disposed of by the Group in Hong Kong

No.	Real
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Comparable 1      Comparable 2      Comparable 3      Comparable 4

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Adjustment Factor      Considerations

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	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6	Comparable 7	Comparable 8
Comparable 1								
Comparable 2								
Comparable 3								
Comparable 4								
Comparable 5								
Comparable 6								
Comparable 7								
Comparable 8								

**Adjustment Factor      Considerations**

Adjustment Factor	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6	Comparable 7	Comparable 8
Adjustment								
( \$ )								
( \$ )								
( \$ )								

Adjustment	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6	Comparable 7	Comparable 8
( )	%	%	%	%	%	%	%	%
( \$ )								
( \$ )								

**Adopted Unit Rate for the car parking space of the Real Property (per car parking space)**

\$

( )

Market Value in  
existing state as at  
31 August 2023

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Comparable 1

Comparable 2

Comparable 3

Comparable 4

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• ( \$ )

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The following table summarizes the adjustments to the comparable properties based on the differences between the comparable properties and the reference unit.

Adjustment Factor	Considerations
	<p>1. Location: The comparable property is located in a less desirable area than the reference unit. This factor is considered to be a negative adjustment.</p>
	<p>2. Condition: The comparable property is in better condition than the reference unit. This factor is considered to be a positive adjustment.</p>
	<p>3. Size: The comparable property is larger than the reference unit. This factor is considered to be a positive adjustment.</p>
	<p>4. Age: The comparable property is newer than the reference unit. This factor is considered to be a positive adjustment.</p>
	<p>5. Amenities: The comparable property has more amenities than the reference unit. This factor is considered to be a positive adjustment.</p>
	<p>6. Views: The comparable property has a better view than the reference unit. This factor is considered to be a positive adjustment.</p>
	<p>7. Parking: The comparable property has more parking spaces than the reference unit. This factor is considered to be a positive adjustment.</p>
	<p>8. Landscaping: The comparable property has better landscaping than the reference unit. This factor is considered to be a positive adjustment.</p>
	<p>9. Proximity to Amenities: The comparable property is closer to schools, shopping, and public transportation than the reference unit. This factor is considered to be a positive adjustment.</p>
	<p>10. Noise: The comparable property is in a quieter area than the reference unit. This factor is considered to be a positive adjustment.</p>
	<p>11. Security: The comparable property has better security than the reference unit. This factor is considered to be a positive adjustment.</p>
	<p>12. Management: The comparable property is managed by a more reputable company than the reference unit. This factor is considered to be a positive adjustment.</p>

Adjustment	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Location	%	%	%	%
Condition	%	%	%	%
Size	%	%	%	%
Age	%	%	%	%
Amenities	%	%	%	%
Views	%	%	%	%
Parking	%	%	%	%
Landscaping	%	%	%	%
Proximity to Amenities	%	%	%	%
Noise	%	%	%	%
Security	%	%	%	%
Management	%	%	%	%
Total	%	%	%	%

Adopted Unit Rate on saleable area for the reference unit, Office 1 (per sq.ft.)

\$

1. The Valuer has inspected the property and has obtained all necessary information from the relevant authorities and has conducted a thorough investigation into the property's history and current status. The Valuer has also conducted a market analysis and has compared the property to similar properties in the area. The Valuer has taken into account all relevant factors and has arrived at a fair and reasonable valuation of the property.

	Office 2	Office 9
Market Value in existing state as at 31 August 2023		
( )	%	%
( \$ )		

Market Value in existing state as at 31 August 2023

( )

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1. RESPONSIBILITY STATEMENT

The Board of Directors and the management of the Company are responsible for the accuracy and completeness of the information contained in this report.

2. DISCLOSURE OF INTERESTS

(a) Directors' and chief executives' interests and short positions in the securities of the Company or its associated corporations

As at the end of the reporting period, the interests and short positions of the directors and chief executives in the securities of the Company or its associated corporations are as follows:

Long positions in the Shares

Name of Director	Capacity	Number of Shares interested	Approximate percentage of the issued Shares ( te 1)
Mr. [Name]	Director	[Number]	%
Mr. [Name]	Director	[Number]	%
Mr. [Name]	Director	[Number]	%











10.

Shareholder Name	Shareholding Percentage	Shareholding Percentage of Underlying Shares	Shareholding Percentage of Underlying Shares (Rong De)
(Zhuguang Holdings) (Splendid Reach)	%	%	%
(Rong De)	%	%	%
(Cinda HK)	( )	( )	( )

(b) Substantial Shareholders' interests and short positions in Shares and underlying Shares

*Long positions in the Shares*

Name of substantial Shareholder	Capacity	Number of Shares interested	Approximate percentage of the issued Shares ( te 1)
 ( China Cinda )	100% of the shares of China Cinda ( te 2)		%
 ( Regent Star )	100% of the shares of Regent Star ( te 2)		%
	100% of the shares of ( te 3)		%
	100% of the shares of ( te 3)		%
  	100% of the shares of ( te 3)		%
	100% of the shares of ( te 3)		%
te .			
( )			
%			%
%			%
%			%
%			%

*Long positions in the underlying Shares*

Name of substantial Shareholder	Capacity	Number of underlying Shares interested	Approximate percentage of the issued Shares ( te 1)
		( te 3)	%
		( te 3)	%
		( te 3)	%
( te 1)			

**3. DIRECTORS' SERVICE CONTRACTS**

None of the directors has a service contract with the Company.

**4. LITIGATION**

None of the directors is involved in any litigation.

**5. COMPETING INTERESTS**

None of the directors has any competing interests in relation to the proposed transaction.

**6. DIRECTORS' INTERESTS IN ASSETS, CONTRACTS OR ARRANGEMENTS**

None of the directors has any interests in assets, contracts or arrangements that are likely to conflict with the interests of the Company.

None of the directors has any interests in assets, contracts or arrangements that are likely to conflict with the interests of the Company.

**7. MATERIAL ADVERSE CHANGE**

None of the directors has any knowledge of any material adverse change in the financial position of the Company.

**8. EXPERT AND CONSENT**

The proposed transaction has been reviewed by an independent expert and the directors have obtained their consent.

**Name**

**Qualification**

None of the directors has any knowledge of any material adverse change in the financial position of the Company.

None of the directors has any knowledge of any material adverse change in the financial position of the Company.

( ) None of the directors has any knowledge of any material adverse change in the financial position of the Company.



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11. DOCUMENTS ON DISPLAY

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**NOTICE OF EXTRAORDINARY GENERAL MEETING**

NOTICE IS HEREBY GIVEN

that the Extraordinary General Meeting (EGM) of Silver Giant International Holdings Group Limited (Company) will be held on [Date] at [Time] at [Venue] to discuss and approve the following resolutions:

**ORDINARY RESOLUTIONS**

THAT

(1) to approve the First Sale and Purchase Agreement between the Company and [Party Name], dated [Date], in relation to the sale and purchase of [Asset Description];

(2) to authorize the Directors to execute all such documents and to do all such acts and things as may be necessary or expedient to give effect to the above resolutions.

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# NOTICE OF EXTRAORDINARY GENERAL MEETING

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THAT

- ( ) **Agreement** ( **Second Sale and Purchase** )  
( **Circular** )

- ( )

**Silver Grant International Holdings Group Limited**  
**Ng Hoi Leung, Leo**  
*m...e...ret r.*

te ,

( <https://spot-meeting.tricor.hk> )



1. The first step in the process of creating a listing is to determine the listing agent's commission. This is typically done by negotiating a commission rate with the listing agent. The commission rate is usually a percentage of the final sale price of the property. Once the commission rate is determined, the listing agent will prepare a listing agreement. This agreement outlines the terms of the listing, including the commission rate, the duration of the listing, and the listing agent's duties. The listing agent will also prepare a listing brochure, which is a document that provides information about the property, including its location, features, and price. The listing agent will then place the listing in the Multiple Listing Service (MLS), which is a database of properties for sale. The listing agent will also market the property through other channels, such as open houses, print advertising, and online marketing. The listing agent's goal is to find a buyer for the property as quickly as possible. Once a buyer is found, the listing agent will facilitate the transaction, including negotiating the purchase price and handling the paperwork. The listing agent's commission is typically paid at the time of the sale.

( Listing Rules )

2. The second step in the process of creating a listing is to determine the listing agent's commission. This is typically done by negotiating a commission rate with the listing agent. The commission rate is usually a percentage of the final sale price of the property. Once the commission rate is determined, the listing agent will prepare a listing agreement. This agreement outlines the terms of the listing, including the commission rate, the duration of the listing, and the listing agent's duties. The listing agent will also prepare a listing brochure, which is a document that provides information about the property, including its location, features, and price. The listing agent will then place the listing in the Multiple Listing Service (MLS), which is a database of properties for sale. The listing agent will also market the property through other channels, such as open houses, print advertising, and online marketing. The listing agent's goal is to find a buyer for the property as quickly as possible. Once a buyer is found, the listing agent will facilitate the transaction, including negotiating the purchase price and handling the paperwork. The listing agent's commission is typically paid at the time of the sale.