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EVERCHINA INT'L HOLDINGS COMPANY LIMITED

潤中國際控股有限公司

(incorporated in Hong Kong with limited liability)

(Stock Code: 202)

FULFILLMENT OF RENTAL GUARANTEE IN RELATION TO THE MAJOR AND CONNECTED TRANSACTION

This announcement is made by EverChina Int'l Holdings Company Limited (the “**Company**”) pursuant to Rule 14A.63 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Reference is made to the announcements of the Company dated 24 December 2015 and 5 July 2019 (the “**Announcements**”) and the circular (the “**Circular**”) of the Company dated 19 February 2016 in relation to the Acquisition. Unless otherwise stated, capitalised terms used in this announcement shall have the same meaning as those defined in the Announcements and the Circular.

Pursuant to the leasing agreement entered into between the Leasing Agent and the WFOE, the Leasing Agent guaranteed that the Rental Income for each year during the term of three years commencing till 11 August 2019 shall not less than 3.5% of the Consideration, which is equivalent to RMB21,560,000 (“**Rental Guarantee**”). For any shortfall, the Leasing Agent shall pay the WFOE the shortfall on a dollar-for-dollar basis. Further, the Vendor guaranteed to the WFOE that if the Leasing Agent fails to pay the shortfall, the Vendor shall pay the WFOE the shortfall on a dollar-for-dollar basis.

The Company would like to announce that during the period from September 2018 to August 2019 (the “**3rd Guaranteed Period**”), the actual Rental Income was approximately RMB8,015,000 (equivalent to approximately HK\$8,905,000). As the actual Rental Income did not meet the guarantee income of RMB21,560,000 (equivalent to approximately HK\$23,953,000), the Leasing Agent should compensate the shortfall of approximately RMB13,545,000 (equivalent to approximately HK\$15,048,000) to the WFOE. On 20 September and 27 September 2019, the WFOE received from the Leasing Agent in aggregate approximately of RMB13,545,000 (equivalent to approximately HK\$15,048,000) to compensate the shortfall of approximately RMB13,545,000 (equivalent to approximately HK\$15,048,000) for the 3rd Guaranteed Period.

In light of the above, the Directors (including independent non-executive Directors) are of the view that the obligations of the Leasing Agent for the 3rd Guaranteed Period under the Rental Guarantee have been fulfilled.

By order of the Board of
EverChina Int'l Holdings Company Limited
Lam Cheung Shing, Richard
Executive Director and Chief Executive Officer

Hong Kong, 18 November 2019

In this announcement, RMB are converted into HK\$ on the basis of RMB1 = HK\$1.111

As at the date of this announcement, the executive Directors are Mr. Jiang Zhaobai, Mr. Lam Cheung Shing, Richard, Mr. Chen Yi, Ethan and Mr. Shen Angang, and the independent non-executive Directors are Mr. Ho Yiu Yue, Louis, Mr. Ko Ming Tung, Edward and Professor Shan Zhemin.