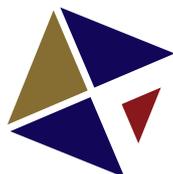


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CHINA PROPERTIES INVESTMENT HOLDINGS LIMITED

中國置業投資控股有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 736)

MEMORANDUM OF UNDERSTANDING IN RESPECT OF POSSIBLE INVESTMENT

Reference is made to the announcement made by the Company dated 23 December 2013.

The Board is pleased to announce that on 14 January 2014 (after the trading hours), the Company has entered into the MOU with the Vendor pursuant to which the Company is intended to acquire and the Vendor is intended to dispose of the Sale Shares. Save for the Binding Provisions, the MOU is non-binding in nature.

As at the date of this announcement, no legally binding agreement or contract relating to the Possible Investment (save and except the Binding Provisions) has been agreed or entered into by the Company. If the Possible Investment materialise, it may constitute a notifiable transaction on the part of the Company under the Listing Rules. The Company will keep the Shareholders and public investors informed of any material development in connection with the Possible Investment by way of further announcement(s) as and when appropriate.

Reference is made to the announcement made by the Company dated 23 December 2013.

POSSIBLE INVESTMENT

The Board is pleased to announce that on 14 January 2014 (after the trading hours), the Company has entered into the MOU with the Vendor pursuant to which the Company is intended to acquire and the Vendor is intended to dispose of the Sale Shares.

* *for identification purpose only*

To the best of the Directors' knowledge, information and belief and having made all reasonable enquiry, (i) the Vendor is the sole legal and beneficial owner of the Target Company; (ii) the Vendor is incorporated in the BVI with limited liability, the principal business of which is investment holding; and (iii) each of the Vendor and its ultimate beneficial owner(s) is an Independent Third Party.

INFORMATION ON THE TARGET COMPANY AND THE BEIJING COMPANY

To the best of the Directors' knowledge, information and belief and having made all reasonable enquiry, the Target Company is an investment holding company and indirectly and beneficially owns the Beijing Company, which is a large comprehensive trading company with wholesale and distribution products encompassing various aspects of production and livelihood. The Beijing Company traditionally operates in the sales of petrochemical products, with the main focus on petrochemical products of PetroChina Company Limited* and China Petroleum & Chemical Corporation*, including polypropylene, general materials for polyethylene, special materials for BOPP, special materials for CPP and special materials for pipes, etc., and plans to step up the sales of new products including rubber and asphalt. At the same time, the Beijing Company also cooperates with large companies including PetroChina Company Limited* on the development of other projects, and has been designated by the Soluxe Hotel Group as the sole distributor of Changyu red wine pursuant to a purchasing agreement made with the Soluxe Hotel Group in 2009. Currently, enterprises with long-term liquor business cooperation with the Beijing Company include Yantai Changyu Pioneer Wine Company Limited*, The Great Wall Group Co., Ltd. Guangdong*, foreign red wine import companies as well as Qinghai Huzhu Qingke (Highland Barley) Liquor Co., Ltd.*. The Beijing Company also signed a strategic cooperation agreement with PetroChina Company Limited* in 2012, involving a nationwide system of about 18,000 convenience stores at gas stations. Currently, some of the products distributed by the Beijing Company are already available at convenience stores in the Heilongjiang Province and Qinghai Province, the PRC, and it is expected that all products distributed by the Beijing Company would be available at convenience stores at gas stations operated by PetroChina Company Limited* in large cities of Northeast China and Northern China in 2013. In addition, the Beijing Company has set up a "Window of Qinghai" project in collaboration with the Department of Commerce of the Qinghai Province and Qinghai Federation of Logistics and Purchasing* for the sale of famous and local products of the Qinghai Province.

PRINCIPAL TERMS OF THE MOU

Pursuant to the MOU, the Company and the Vendor shall sign a binding sale and purchase agreement in respect of the Possible Investment within 180 days from the date of the MOU or such later date as agreed in writing by the parties thereto. If no binding sale and purchase agreement is entered into within the time limit or such other date as may be agreed by the parties to the MOU, the MOU shall be terminated forthwith (save and except the Binding Provisions) and the parties thereto shall be under no liability towards each other (save and except for any antecedent breach).

* *for identification purpose only*

Subject to further negotiations between the Company and the Vendor and the results of the due diligence on the Target Company and its subsidiaries, the proposed consideration for the Possible Investment and the method and timing of its payment or settlement are to be negotiated and agreed.

Save for the Binding Provisions, the MOU is non-binding in nature.

As at the date of this announcement, no legally binding agreement or contract relating to the Possible Investment (save and except the Binding Provisions) has been agreed or entered into by the Company. If the Possible Investment materialise, it may constitute a notifiable transaction on the part of the Company under the Listing Rules. The Company will keep the Shareholders and public investors informed of any material development in connection with the Possible Investment by way of further announcement(s) as and when appropriate.

As the Possible Investment may or may not proceed, the Shareholders and public investors are advised to exercise caution when dealing in the Shares.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms have the meanings set opposite to them below:–

“Beijing Company”	北京吉仁弘暉商貿有限公司, a company incorporated under the laws of the PRC with limited liability which is indirectly and beneficially owned by the Target Company
“Binding Provisions”	the provisions relating to, inter alia, confidentiality, costs, notice, enforceability and governing law and jurisdiction under the MOU
“Board”	the board of directors of the Company
“BVI”	the British Virgin Islands
“Company”	China Properties Investment Holdings Limited (中國置業投資控股有限公司*), a company incorporated in Bermuda whose shares are listed on the Stock Exchange
“Director(s)”	the director(s) of the Company
“Independent Third Party”	a party which is independent of the Company and its connected persons (as defined under the Listing Rules)
“Listing Rules”	The Rules Governing the Listing of Securities on the Stock Exchange

* *for identification purpose only*

“MOU”	a non-binding memorandum of understanding (save for the Binding Provisions) dated 14 January 2014 entered into between the Company and the Vendor in respect of the Possible Investment
“Possible Investment”	the possible acquisition of the Sale Shares from the Vendor by the Company
“PRC” or “China”	The People’s Republic of China
“Sale Shares”	the entire issued shares in the capital of the Target Company
“Share(s)”	ordinary share(s) of HK\$0.03 each in the share capital of the Company
“Shareholder(s)”	the holder(s) of the Shares
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Target Company”	Starfame Investments Limited, a company incorporated under the laws of the BVI which is directly and wholly owned by the Vendor
“Vendor”	Main Global Group Limited, a company incorporated under the laws of the BVI
“%”	per cent.

By Order of the Board
China Properties Investment Holdings Limited
Xu Dong
Chairman

Hong Kong, 14 January 2014

As at the date of this announcement, the executive Directors are Mr. Xu Dong and Mr. Au Tat On, the non-executive Director is Miss Yu Wai Fong and the independent non-executive Directors are Mr. Lai Wai Yin, Wilson, Ms. Cao Jie Min and Mr. Tse Kwong Wah.