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## **Platt Nera International Limited**

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

**(Stock code: 1949)**

### **DISCLOSABLE TRANSACTION IN RELATION TO TENANCY AGREEMENT**

#### **THE TENANCY AGREEMENT**

The Board is pleased to announce that on 21 June 2024, the Tenant (the Company's indirect wholly-owned subsidiary) entered into the Tenancy Agreement with the Landlord in respect of the lease of the Premises for a term of three (3) years from 21 September 2024 to 20 September 2027 (both dates inclusive).

#### **IMPLICATIONS UNDER THE LISTING RULES**

Pursuant to HKFRS 16 "Leases", the Company will recognise a right-of-use asset on its consolidated statement of financial position in connection with the lease of the Premises under the Tenancy Agreement. Accordingly, the lease transaction under the Tenancy Agreement will be regarded as an acquisition of asset by the Group under the Listing Rules.

As one or more of the applicable percentage ratios calculated in respect of the lease transaction contemplated under the Tenancy Agreement exceeds 5% but is less than 25%, the transaction constitutes a disclosable transaction for the Company and is subject to the reporting and announcement requirements but is exempt from Shareholders' approval under Chapter 14 of the Listing Rules.

#### **INTRODUCTION**

The Board is pleased to announce that on 21 June 2024, the Tenant (the Company's indirect wholly-owned subsidiary) entered into the Tenancy Agreement with the Landlord in respect of the lease of the Premises for a term of 3 years from 21 September 2024 to 20 September 2027 (both dates inclusive).

## **THE TENANCY AGREEMENT**

Principal terms of the Tenancy Agreement are summarised below:

### **Date:**

21 June 2024

### **Parties:**

- (1) Landlord: Hongville Limited
- (2) Tenant: Globe Wealth (HK) Limited, an indirect wholly-owned subsidiary of the Company

### **Premises:**

Unit 2 on the 31/F, West Tower of Cheung Kong Center II, No. 10 Harcourt Road, Central, Hong Kong.

### **Term:**

Three (3) years commencing on 21 September 2024 and expiring on 20 September 2027 (both days inclusive)

### **Gross area:**

Approximately 3,359 square foot gross

### **Rent:**

The rent payable under the Tenancy Agreement, exclusive of air conditioning, management charges, government rent and rates and other outgoing charges, is HK\$369,490 per month for the period commencing from 21 September 2024 and expiring on 20 September 2027 (both dates inclusive).

The rent payable by the Tenant under the Tenancy Agreement, was determined after arm's length negotiations between the Landlord and the Tenant, with reference to the prevailing market rental values for comparable premises in the vicinity of the Premises.

The rent payable by the Tenant under the Tenancy Agreement will be financed by the internal resources of the Group.

## **USE OF THE PREMISES**

The Premises will be used by the Group as its new office premises in Hong Kong, principally for its daily operation and business of the Group.

## **RIGHT-OF-USE ASSET**

Pursuant to HKFRS 16, as a result of the entering into of the Tenancy Agreement, the unaudited value of the right-of-use asset to be recognised by the Group under the terms of the Tenancy Agreement amounted to a sum of approximately HK\$10.6 million, being the present value of the aggregate rent under the Tenancy Agreement.

## **INFORMATION OF THE LANDLORD**

The Landlord, Hongville Limited, is a limited liability company incorporated in Hong Kong. The principal business activity of the Landlord is property investment.

To the best of the Directors' knowledge, information and belief, after having made all reasonable enquires, Hongville Limited is indirect wholly-owned by CK Hutchison Holdings Limited (Stock Code: 0001), a conglomerate which principally engages in ports and related services, retail, infrastructure and telecommunications in Hong Kong. The Landlord and their respective ultimate beneficial owners are third parties independent of the Company and connected persons of the Company.

## **INFORMATION ABOUT THE GROUP**

The Group is principally engaged in provision of IT solutions to Thai financial institutions, government departments and agencies predominantly in administrative, telecommunications and utilities sectors, and the sale of equipment in Thailand.

## **REASONS AND BENEFITS OF THE ENTERING INTO THE TENANCY AGREEMENT**

To cope with the business expansion and development of the Group, the Directors consider it is commercially necessary and beneficial to enter into the Tenancy Agreement so that the Group can use the Premises as office premises to carry out the business operation in Hong Kong, and the Premises will strengthen our Group's corporate image.

Having considered that the Tenancy Agreement would be entered into on normal commercial terms with the rental rate being determined with reference to the market value of similar premises in adjacent locations, the Directors are of the view that the terms of the Tenancy Agreement are fair and reasonable and in the interests of the Company and its shareholders as a whole.

## **LISTING RULES IMPLICATIONS**

Pursuant to HKFRS 16 "Leases", the Company will recognise a right-of-use asset on its consolidated statement of financial position in connection with the lease of the Premises under the Tenancy Agreement. Accordingly, the lease transaction under the Tenancy Agreement will be regarded as an acquisition of asset by the Group under the Listing Rules.

As one or more of the applicable percentage ratios calculated in respect of the lease transaction contemplated under the Tenancy Agreement exceeds 5% but is less than 25%, the transaction constitutes a disclosable transaction for the Company and is subject to the reporting and announcement requirements but is exempt from Shareholders' approval under Chapter 14 of the Listing Rules.

## DEFINITIONS

Unless otherwise specified, the following terms have the following meanings in this announcement:

“Board”	the board of Directors
“Company”	Platt Nera International Limited, a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 1949)
“connected person(s)”	has the meaning ascribed to it under the Listing Rules (as may be amended from time to time)
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries for the time being
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“HKFRS 16”	the “Hong Kong Financial Reporting Standard 16 — Leases” issued by the Hong Kong Institute of Certified Public Accountants, sets out the principles for the recognition, measurement, presentation and disclosure of leases
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Independent Third Party(ies)”	third party(ies) independent of the Company and its connected person(s)
“Landlord”	Hongville Limited, a company incorporated in Hong Kong with limited liabilities
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange (as may be amended from time to time)
“Premises”	Unit 2 on the 31/F, West Tower of Cheung Kong Center II, No. 10 Harcourt Road, Central, Hong Kong
“Share(s)”	ordinary share(s) of HK\$0.01 each in the share capital of the Company
“Shareholder(s)”	the holder(s) of the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

“Tenancy Agreement”	the tenancy agreement dated 21 June 2024 entered into between the Landlord and the Tenant in relation to the lease of the Premises
“Tenant”	Globe Wealth (HK) Limited, a company incorporated in Hong Kong with limited liabilities and an indirect wholly-owned subsidiary of the Company
“%”	per cent

By Order of the Board  
**Platt Nera International Limited**  
**Prapan Asvaplunghroh**  
*Chairman, Chief Executive Officer and Executive Director*

Hong Kong, 28 June 2024

*As at the date of this announcement, the Board comprises Mr. Prapan Asvaplunghroh, Mr. Wison Archadechopon and Ms. Hong Yiwen as executive Directors, and Mr. Tong Yee Ming, Mr. Cheung Pan and Mr. Choi Sum Shing Samson as independent non-executive Directors.*