

Date 日期:

Binding Offer 投资要约

From 发自:

ATTN 收件人: Dietmar Krywald

Ref.主题字: Short-term investment 短期投资

RE: Investment Amount 关于: 投资金额

I/We intend to sign a binding investment offer for the short term-financing of 6-18 month. We entrust Kowloon Land Ltd. to confirm the following conditions:

本人/我方 拟签署一份为期 6-18 个月的短期融资投资要约。我方委托九龙投资地产有限公司确认以下情况:

Phone:

+ 852 5598 9150

+ 852 5217 2608

+86 18420023576

E-mail: info@kowloonland.com.hk

Address: Kowloon Land Limited.Rm 601, 6F, Tung Hip Commercial Building, 248 Des Voeux Road Central, Sheung Wan, Hong Kong

Website: www.kowloonland.com.hk

Investment Amount (EURO/HKG/RMB/US\$/other)投资金额 (欧元/港元/人民币/美元或其他币种)	
Interest per year 每年利息	5%
Bonus of Investment Amount 投资红利	3%
Investment 投资	Finance contract with German developers 与德国开发商签订融资合同
Advance Payment in EURO or Corresponding Amount in Other Currencies 预付定金（欧元或其他币种）	500.--

投资金额分两笔支付：第一笔为预付定金 500 欧元（或其他等额货币），定金需于与九龙地产投资有限公司确认本投资要约生效后五个工作日内支付。

The investment amount is payable in 2 steps. First, an advance payment of 500 EURO or corresponding amount in other currencies is payable within five working days after receiving a confirmation of this binding reservation from Kowloon Land Ltd.

The remaining investment amount is payable within five working days when Kowloon Land Ltd. sends a request of payment by regular mail, E-Mail or in any other form.

剩余部分投资金额需在九龙地产投资有限公司通过邮递、电邮或其他方式发出付款通知后五个工作日内支付。

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All payments have to be paid to the following account:

所有款项需附至以下账户：

户名：Kowloon Land Ltd

账号：518 270244 001

SWIFT 代码：HSBCHKHCHKH

银行名称：HSBC Hong Kong

If no payment (advance payment and full investment amount) is paid during the 5 working days, the reservation will be cancelled automatically. It is also adequate to send a payment slip covering the investment amount to Kowloon Land Ltd. The advance payment is nonrefundable.

如果在规定的五个工作日内未能完成款项（预付定金以及全部投资金额）的支付，投资资格将被自动取消。在汇出款项后请提供汇款汇单给九龙地产投资有限公司。预付定金不可退还。

Kowloon Land Limited will conclude a finance contract with a German developer. The German developer will use the amount to buy area/plots for family houses. By Kowloon Land Limited is done a detailed proof about the credit rating of the German developer, about the provided area/plots and the building law for these area/plots. A land charge will be registered for Kowloon Land Ltd. in the land charge register of the area/plots as security for the whole investment amount including interest and benefits. This will happen **prior** before the investment amount will be transfer.

九龙地产投资有限公司将与德国开发商签订融资合同，然后德国开发商将投钱买地。九龙地产投资有限公司将提供德国开发商的信用评级的证明，项目地区/区域

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的详细信息及当地的建筑法规等信息。九龙地产投资有限公司将把一笔土地费用进行土地/项目注册登记，作为包括利息及收益在内的所有投资金额的担保。土地费用需在投资金额汇出前完成登记。

Kowloon Land Ltd. will inform the investor on:

- Name of area, size, registration number, number of land registration
- Private and manual cession of the land charge aloft the investment amount

九龙地产投资有限公司将告知投资者以下信息：

——项目所在区域，土地注册号及地块号。

——个人或授意把投资金额转为土地登记费用。

This information and the cession will be added to the binding reservation later.

以上信息及代转土地登记费用的情况会附加在投资预订文件中。

The calculation of interest begins on the date when the investment amount has been completely credited on the account of Kowloon Land Ltd. The calculation of interest will conclude on the date when the German developer transfers back the amount to Kowloon Land Ltd. The interest will be payable on the following dates: 31.08.2021, 31.10.2021, 31.12.2021, 28.02.2022, 30.04.2021, 30.06.2022, 31.08.2022 and 31.10.2022 and 31.12.2022. These dates are calculated on a basis of 12 months.

投资金额利息将于投资金额付至九龙地产投资有限公司之日起计至德国开发商将投资金额全额转回至九龙地产投资有限公司之日止。利息支付以十二个月为期，分别为 2021 年 8 月 31 日，2021 年 10 月 31 日，2021 年 12 月 31 日，2022 年 2 月 28 日，2022 年 04 月 30 日，2022 年 06 月 30 日，2022 年 8 月 31 日，2022 年 10 月 31 日及 2022 年 12 月 31 日。

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The Bonus of 3% over the investment amount is paid after selling the area/plots to potential buyers for family houses in Germany and payment from potential buyers has been received. The Bonus will be paid separately to the investor.

投资金额 3%的投资红利将于德国开发商卖出土地给客户并收到客户款项后支付。
投资红利部分会另外支付给投资者。

The investment will complete after selling the plot/plots by the German developer and receiving payment from the potential buyers. During the time of transferring to Kowloon Land Ltd. to the completion of investment, the invested payment amount is non-refundable.

投资项目于德国开发商卖出土地给客户并收到客户款项后结束。在投资金额付至九龙地产投资有限公司起至投资项目结束期间，投资金额不得退还。

The investor can leave the amount to be kept by Kowloon Land Limited. The interest rate will be 5% until further notice. If the investment amount will be used for the next project, the one-off bonus of 3% will be paid again. The investor gets a preference to consider his investment amount first.

投资项目结束后，投资者可以把款项继续交由德国开发商处理，利息按 5%算，直至另有其他安排通知。如果投资款项继续用于下一个项目，投资者将再获得 3%的投资红利。在开发商处存有投资金额的投资者有投资项目的优先权。

This is an agreement between Kowloon Land Limited and the Investor. Kowloon land Limited is the only contact person for the investor. The security of the land charge in the German land register be liable the German law and guarantee a return of

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investment. For this purpose, please refer to the attachment about the regulations of a German land charge.

订立本协议的双方为九龙地产投资有限公司和投资者。九龙地产投资有限公司为投资者唯一联系人。作为担保的德国土地注册费用须符合德国法律，且保证投资者有所回报。鉴于此，请参阅附件有关德国土地费用相关规定。

Should our offer be accepted, kindly countersign and proceed to draw up the official Agreement for this Investment.

如对以上内容没有异议，请签字确认并订立正式的投资协议。

Sincerely

此致

Investor

投资者签字

Agreed and Confirmed by

受托方签字

.....

.....

Dietmar Krywald

Kowloon Land Limited

九龙地产投资有限公司

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