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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**  
Washington, D.C. 20549

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**SCHEDULE 13D**

**Under the Securities Exchange Act of 1934  
(Amendment No. 3)\***

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**China Index Holdings Limited**  
(Name of Issuer)

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**Class A ordinary shares, par value US\$0.001 per share  
Class B ordinary shares, par value US\$0.001 per share**  
(Title of Class of Securities)

**16954W101\*\***  
(CUSIP Number)

**Tianquan Mo**  
**Tower A, No. 20 Guogonghuang Middle Street**  
**Fengtai District, Beijing 100070**  
**The People's Republic of China**  
**+86-10-5631 8661**  
(Name, Address and Telephone Number of Person Authorized to Receive Notices and Communications)

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**July 16, 2021**  
(Date of Event which Requires Filing of this Statement)

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If the filing person has previously filed a statement on Schedule 13G to report the acquisition which is the subject of this Schedule 13D, and is filing this schedule because of Rule 13d-1(e), 1(f) or 1(g), check the following box .

Note: Schedules filed in paper format shall include a signed original and five copies of the schedule, including all exhibits. See Rule 13d-1(a) for other parties to whom copies are to be sent.

\* The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter disclosures provided in a prior cover page.

\*\* This CUSIP applies to the American Depositary Shares of the Issuer, evidenced by American Depositary Receipts, each representing one of one Class A ordinary share. No CUSIP has been assigned to the Class A Ordinary Shares or Class B Ordinary Shares of the Issuer.

The information required on the remainder of this cover page shall not be deemed to be "filed" for the purpose of Section 18 of the Securities Exchange Act of 1934 ("Act") or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act (however, see the Notes).

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1.	Names of Reporting Persons. Tianquan Mo	
2.	Check the Appropriate Box if a Member of a Group (See Instructions). (a) <input checked="" type="checkbox"/> (b) <input type="checkbox"/>	
3.	SEC Use Only	
4.	Source of Funds (See Instructions) OO	
5.	Check if Disclosure of Legal Proceedings Is Required Pursuant to Items 2(d) or 2(e) <input type="checkbox"/>	
6.	Citizenship or Place of Organization People's Republic of China	
Number of Shares Beneficially Owned by Each Reporting Person With	7.	Sole Voting Power 0
	8.	Shared Voting Power 6,372,742 Class A Ordinary Shares 18,227,259 Class B Ordinary Shares (See Item 5)
	9.	Sole Dispositive Power 0
	10.	Shared Dispositive Power 6,372,742 Class A Ordinary Shares 18,227,259 Class B Ordinary Shares (See Item 5)
11.	Aggregate Amount Beneficially Owned by Each Reporting Person 6,372,742 Class A Ordinary Shares 18,227,259 Class B Ordinary Shares (See Item 5)	
12.	Check if the Aggregate Amount in Row (11) Excludes Certain Shares (See Instructions) <input type="checkbox"/>	
13.	Percent of Class Represented by Amount in Row (11) 9.6% of the Class A Ordinary Shares 77.1% of the Class B Ordinary Shares (See Item 5) <sup>(1)</sup>	
14.	Type of Reporting Person (See Instructions) IN	

(1) The percentage of the class of securities beneficially owned by each reporting person is calculated based on (i) 66,411,428 Class A Ordinary Shares and 23,636,706 Class B Ordinary Shares actually issued and outstanding of the Issuer as of December 31, 2020.

1.	Names of Reporting Persons. ACE Smart Investments Limited	
2.	Check the Appropriate Box if a Member of a Group (See Instructions). (a) <input checked="" type="checkbox"/> (b) <input type="checkbox"/>	
3.	SEC Use Only	
4.	Source of Funds (See Instructions) WC	
5.	Check if Disclosure of Legal Proceedings Is Required Pursuant to Items 2(d) or 2(e) <input type="checkbox"/>	
6.	Citizenship or Place of Organization Hong Kong	
Number of Shares Beneficially Owned by Each Reporting Person With	7.	Sole Voting Power 0
	8.	Shared Voting Power 1,178,016 Class A Ordinary Shares 135,344 Class B Ordinary Shares (See Item 5)
	9.	Sole Dispositive Power 0
	10.	Shared Dispositive Power 1,178,016 Class A Ordinary Shares 135,344 Class B Ordinary Shares (See Item 5)
11.	Aggregate Amount Beneficially Owned by Each Reporting Person 1,178,016 Class A Ordinary Shares 135,344 Class B Ordinary Shares (See Item 5)	
12.	Check if the Aggregate Amount in Row (11) Excludes Certain Shares (See Instructions) <input type="checkbox"/>	
13.	Percent of Class Represented by Amount in Row (11) 1.8% of the Class A Ordinary Shares 0.6% of the Class B Ordinary Shares (See Item 5) <sup>(1)</sup>	
14.	Type of Reporting Person (See Instructions) CO	

(1) The percentage of the class of securities beneficially owned by each reporting person is calculated based on (i) 66,411,428 Class A Ordinary Shares and 23,636,706 Class B Ordinary Shares actually issued and outstanding of the Issuer as of December 31, 2020.

1.	Names of Reporting Persons. Media Partner Technology Limited	
2.	Check the Appropriate Box if a Member of a Group (See Instructions). (a) <input checked="" type="checkbox"/> (b) <input type="checkbox"/>	
3.	SEC Use Only	
4.	Source of Funds (See Instructions) OO	
5.	Check if Disclosure of Legal Proceedings Is Required Pursuant to Items 2(d) or 2(e) <input type="checkbox"/>	
6.	Citizenship or Place of Organization British Virgin Islands	
Number of Shares Beneficially Owned by Each Reporting Person With	7.	Sole Voting Power 0
	8.	Shared Voting Power 2,279,670 Class A Ordinary Shares 7,362,396 Class B Ordinary Shares (See Item 5)
	9.	Sole Dispositive Power 0
	10.	Shared Dispositive Power 2,279,670 Class A Ordinary Shares 7,362,396 Class B Ordinary Shares (See Item 5)
11.	Aggregate Amount Beneficially Owned by Each Reporting Person 2,279,670 Class A Ordinary Shares 7,362,396 Class B Ordinary Shares (See Item 5)	
12.	Check if the Aggregate Amount in Row (11) Excludes Certain Shares (See Instructions) <input type="checkbox"/>	
13.	Percent of Class Represented by Amount in Row (11) 3.4% of the Class A Ordinary Shares 31.1% of the Class B Ordinary Shares (See Item 5) <sup>(1)</sup>	
14.	Type of Reporting Person (See Instructions) CO	

(1) The percentage of the class of securities beneficially owned by each reporting person is calculated based on (i) 66,411,428 Class A Ordinary Shares and 23,636,706 Class B Ordinary Shares actually issued and outstanding of the Issuer as of December 31, 2020.

1.	Names of Reporting Persons. Next Decade Investments Limited	
2.	Check the Appropriate Box if a Member of a Group (See Instructions). (a) <input checked="" type="checkbox"/> (b) <input type="checkbox"/>	
3.	SEC Use Only	
4.	Source of Funds (See Instructions) OO	
5.	Check if Disclosure of Legal Proceedings Is Required Pursuant to Items 2(d) or 2(e) <input type="checkbox"/>	
6.	Citizenship or Place of Organization British Virgin Islands	
Number of Shares Beneficially Owned by Each Reporting Person With	7.	Sole Voting Power 0
	8.	Shared Voting Power 2,425,974 Class A Ordinary Shares 9,334,119 Class B Ordinary Shares (See Item 5)
	9.	Sole Dispositive Power 0
	10.	Shared Dispositive Power 2,425,974 Class A Ordinary Shares 9,334,119 Class B Ordinary Shares (See Item 5)
11.	Aggregate Amount Beneficially Owned by Each Reporting Person 2,425,974 Class A Ordinary Shares 9,334,119 Class B Ordinary Shares (See Item 5)	
12.	Check if the Aggregate Amount in Row (11) Excludes Certain Shares (See Instructions) <input type="checkbox"/>	
13.	Percent of Class Represented by Amount in Row (11) 3.7% of the Class A Ordinary Shares 39.5% of the Class B Ordinary Shares (See Item 5) <sup>(1)</sup>	
14.	Type of Reporting Person (See Instructions) CO	

(1) The percentage of the class of securities beneficially owned by each reporting person is calculated based on (i) 66,411,428 Class A Ordinary Shares and 23,636,706 Class B Ordinary Shares actually issued and outstanding of the Issuer as of December 31, 2020.

1.	Names of Reporting Persons. Karistone Limited	
2.	Check the Appropriate Box if a Member of a Group (See Instructions). (a) <input checked="" type="checkbox"/> (b) <input type="checkbox"/>	
3.	SEC Use Only	
4.	Source of Funds (See Instructions) OO	
5.	Check if Disclosure of Legal Proceedings Is Required Pursuant to Items 2(d) or 2(e) <input type="checkbox"/>	
6.	Citizenship or Place of Organization British Virgin Islands	
Number of Shares Beneficially Owned by Each Reporting Person With	7.	Sole Voting Power 0
	8.	Shared Voting Power 249,463 Class A Ordinary Shares 1,040,861 Class B Ordinary Shares (See Item 5)
	9.	Sole Dispositive Power 0
	10.	Shared Dispositive Power 249,463 Class A Ordinary Shares 1,040,861 Class B Ordinary Shares (See Item 5)
11.	Aggregate Amount Beneficially Owned by Each Reporting Person 249,463 Class A Ordinary Shares 1,040,861 Class B Ordinary Shares (See Item 5)	
12.	Check if the Aggregate Amount in Row (11) Excludes Certain Shares (See Instructions) <input type="checkbox"/>	
13.	Percent of Class Represented by Amount in Row (11) 0.4% of the Class A Ordinary Shares 4.4% of the Class B Ordinary Shares (See Item 5) <sup>(1)</sup>	
14.	Type of Reporting Person (See Instructions) CO	

(1) The percentage of the class of securities beneficially owned by each reporting person is calculated based on (i) 66,411,428 Class A Ordinary Shares and 23,636,706 Class B Ordinary Shares actually issued and outstanding of the Issuer as of December 31, 2020.

1.	Names of Reporting Persons. Ateefa Limited	
2.	Check the Appropriate Box if a Member of a Group (See Instructions). (a) <input checked="" type="checkbox"/> (b) <input type="checkbox"/>	
3.	SEC Use Only	
4.	Source of Funds (See Instructions) OO	
5.	Check if Disclosure of Legal Proceedings Is Required Pursuant to Items 2(d) or 2(e) <input type="checkbox"/>	
6.	Citizenship or Place of Organization British Virgin Islands	
Number of Shares Beneficially Owned by Each Reporting Person With	7.	Sole Voting Power 0
	8.	Shared Voting Power 71,554 Class A Ordinary Shares 118,204 Class B Ordinary Shares (See Item 5)
	9.	Sole Dispositive Power 0
	10.	Shared Dispositive Power 71,554 Class A Ordinary Shares 118,204 Class B Ordinary Shares (See Item 5)
11.	Aggregate Amount Beneficially Owned by Each Reporting Person 71,554 Class A Ordinary Shares 118,204 Class B Ordinary Shares (See Item 5)	
12.	Check if the Aggregate Amount in Row (11) Excludes Certain Shares (See Instructions) <input type="checkbox"/>	
13.	Percent of Class Represented by Amount in Row (11) 0.1% of the Class A Ordinary Shares 0.5% of the Class B Ordinary Shares (See Item 5) <sup>(1)</sup>	
14.	Type of Reporting Person (See Instructions) CO	

(1) The percentage of the class of securities beneficially owned by each reporting person is calculated based on (i) 66,411,428 Class A Ordinary Shares and 23,636,706 Class B Ordinary Shares actually issued and outstanding of the Issuer as of December 31, 2020.

1.	Names of Reporting Persons. Deanhale Limited	
2.	Check the Appropriate Box if a Member of a Group (See Instructions). (a) <input checked="" type="checkbox"/> (b) <input type="checkbox"/>	
3.	SEC Use Only	
4.	Source of Funds (See Instructions) OO	
5.	Check if Disclosure of Legal Proceedings Is Required Pursuant to Items 2(d) or 2(e) <input type="checkbox"/>	
6.	Citizenship or Place of Organization British Virgin Islands	
Number of Shares Beneficially Owned by Each Reporting Person With	7.	Sole Voting Power 0
	8.	Shared Voting Power 110,052 Class A Ordinary Shares 181,800 Class B Ordinary Shares (See Item 5)
	9.	Sole Dispositive Power 0
	10.	Shared Dispositive Power 110,052 Class A Ordinary Shares 181,800 Class B Ordinary Shares (See Item 5)
11.	Aggregate Amount Beneficially Owned by Each Reporting Person 110,052 Class A Ordinary Shares 181,800 Class B Ordinary Shares (See Item 5)	
12.	Check if the Aggregate Amount in Row (11) Excludes Certain Shares (See Instructions) <input type="checkbox"/>	
13.	Percent of Class Represented by Amount in Row (11) 0.2% of the Class A Ordinary Shares 0.8% of the Class B Ordinary Shares (See Item 5) <sup>(1)</sup>	
14.	Type of Reporting Person (See Instructions) CO	

(1) The percentage of the class of securities beneficially owned by each reporting person is calculated based on (i) 66,411,428 Class A Ordinary Shares and 23,636,706 Class B Ordinary Shares actually issued and outstanding of the Issuer as of December 31, 2020.



1.	Names of Reporting Persons. Fang Holdings Limited	
2.	Check the Appropriate Box if a Member of a Group (See Instructions). (a) <input checked="" type="checkbox"/> (b) <input type="checkbox"/>	
3.	SEC Use Only	
4.	Source of Funds (See Instructions) WC	
5.	Check if Disclosure of Legal Proceedings Is Required Pursuant to Items 2(d) or 2(e) <input type="checkbox"/>	
6.	Citizenship or Place of Organization Cayman Islands	
Number of Shares Beneficially Owned by Each Reporting Person With	7.	Sole Voting Power 0
	8.	Shared Voting Power 6,731,275 Class A Ordinary Shares 11,119,686 Class B Ordinary Shares (See Item 5)
	9.	Sole Dispositive Power 0
	10.	Shared Dispositive Power 6,731,275 Class A Ordinary Shares 11,119,686 Class B Ordinary Shares (See Item 5)
11.	Aggregate Amount Beneficially Owned by Each Reporting Person 6,731,275 Class A Ordinary Shares 11,119,686 Class B Ordinary Shares (See Item 5)	
12.	Check if the Aggregate Amount in Row (11) Excludes Certain Shares (See Instructions) <input type="checkbox"/>	
13.	Percent of Class Represented by Amount in Row (11) 10.1% of the Class A Ordinary Shares 47.0% of the Class B Ordinary Shares (See Item 5) <sup>(1)</sup>	
14.	Type of Reporting Person (See Instructions) CO	

(1) The percentage of the class of securities beneficially owned by each reporting person is calculated based on (i) 66,411,428 Class A Ordinary Shares and 23,636,706 Class B Ordinary Shares actually issued and outstanding of the Issuer as of December 31, 2020.

1.	Names of Reporting Persons. Open Land Holdings Limited	
2.	Check the Appropriate Box if a Member of a Group (See Instructions). (a) <input checked="" type="checkbox"/> (b) <input type="checkbox"/>	
3.	SEC Use Only	
4.	Source of Funds (See Instructions) WC	
5.	Check if Disclosure of Legal Proceedings Is Required Pursuant to Items 2(d) or 2(e) <input type="checkbox"/>	
6.	Citizenship or Place of Organization Hong Kong	
Number of Shares Beneficially Owned by Each Reporting Person With	7.	Sole Voting Power 0
	8.	Shared Voting Power 58,013 Class A Ordinary Shares 54,535 Class B Ordinary Shares (See Item 5)
	9.	Sole Dispositive Power 0
	10.	Shared Dispositive Power 58,013 Class A Ordinary Shares 54,535 Class B Ordinary Shares (See Item 5)
11.	Aggregate Amount Beneficially Owned by Each Reporting Person 58,013 Class A Ordinary Shares 54,535 Class B Ordinary Shares (See Item 5)	
12.	Check if the Aggregate Amount in Row (11) Excludes Certain Shares (See Instructions) <input type="checkbox"/>	
13.	Percent of Class Represented by Amount in Row (11) 0.1% of the Class A Ordinary Shares 0.2% of the Class B Ordinary Shares (See Item 5) <sup>(1)</sup>	
14.	Type of Reporting Person (See Instructions) CO	

(1) The percentage of the class of securities beneficially owned by each reporting person is calculated based on (i) 66,411,428 Class A Ordinary Shares and 23,636,706 Class B Ordinary Shares actually issued and outstanding of the Issuer as of December 31, 2020.

## Item 1. Security and Issuer.

This Amendment No. 3 to Schedule 13D (as so amended, this “Schedule 13D”) is being filed to amend the Schedule 13D as originally filed with the Securities and Exchange Commission on June 21, 2019, as amended by Amendment No. 1 on January 7, 2020 and by Amendment No. 2 on June 25, 2020 (the “Original Schedule 13D”), and relates to Class A ordinary shares, par value \$0.001 per share (the “Class A Ordinary Shares”) and Class B ordinary shares, par value \$0.001 per share (the “Class B Ordinary Shares”) of China Index Holdings Limited, an exempted company with limited liability registered under the laws of the Cayman Islands (the “Issuer”). Except as amended and supplemented herein, the information set forth in the Original Schedule 13D remains unchanged. Capitalized terms used but not defined in this Schedule 13D have the respective meanings set forth in the Original Schedule 13D. The address of the principal executive offices of the Issuer is Tower A, No. 20 Guogongzhuang Middle Street, Fengtai District, Beijing 100070, the People’s Republic of China.

The Issuer’s American depository shares (the “ADSs”), evidenced by American Depositary Receipts, each representing one Class A Ordinary Share, are listed on the NASDAQ Global Market under the symbol “CIH.” As used in this Schedule 13D, the term “Ordinary Shares” includes Class A Ordinary Shares and Class B Ordinary Shares.

Certain information contained in this Schedule relates to share ownership of persons other than the Reporting Persons. The Reporting Persons expressly disclaim any liability for any such information and for any other information provided in this Schedule that does not expressly pertain to a Reporting Person.

## Item 2. Identity and Background.

Item 2 is hereby amended and restated in its entirety to read as follows:

This Schedule is being filed by a group, as defined in Rule 13d-5 of the General Rules and Regulations promulgated under the Securities Exchange Act of 1934, as amended (the “Act”). The members of the group are:

- 1) Tianquan Mo, a PRC citizen and the founder and the Chairman of the board of directors of the Issuer (“Mr. Mo”);
- 2) ACE Smart Investments Limited (“ACE Smart”), a company limited by shares incorporated under the Laws of Hong Kong, whose register office is at Room 1901, 19/F, Lee Garden One, 33 Hysan Avenue, Causeway Bay, Hong Kong; as of the date hereof, ACE Smart is wholly owned by Mr. Mo;
- 3) Media Partner Technology Limited (“Media Partner”), a business company incorporated with limited liability under the laws of the British Virgins Islands, with its registered office at P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands and its principal business in investment holding, and all of the shares of Media Partner are held in The MC Trust, for which Butterfield Fiduciary Services (Cayman) Limited serves as trustee. Mr. Mo’s wife is the sole director of Media Partner;
- 4) Next Decade Investments Limited (“Next Decade”), a business company incorporated with limited liability under the laws of the British Virgins Islands, with its registered office at P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands and its principal business in investment holding, and all of the shares of Next Decade are held in KM & KM Trust, for which Credit Suisse Trust Limited serves as trustee. Mr. Mo’s wife is the sole director of Next Decade;
- 5) Karistone Limited (“Karistone”), a business company incorporated with limited liability under the laws of the British Virgins Islands, with its registered office at P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands and its principal business in investment holding; as of the date hereof, Karistone is wholly owned by Mr. Mo;

6) Ateefa Limited (“Ateefa”), a business company incorporated with limited liability under the laws of the British Virgins Islands, with its registered office at P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands and its principal business in investment holding; as of the date hereof, Ateefa is wholly owned by Mr. Mo;

7) Deanhale Limited (“Deanhale”), a business company incorporated with limited liability under the laws of the British Virgins Islands, with its registered office at P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands and its principal business in investment holding; as of the date hereof, Deanhale is wholly owned by Mr. Mo;

8) Fang Holdings Limited (“Fang”), an exempted company incorporated under the laws of the Cayman Islands with limited liability, with its registered office is at P.O. Box 31119 Grand Pavilion, Hibiscus Way, 802 West Bay Road, Grand Cayman, KY1-1205 Cayman Islands, and its principal business address at Tower A, No. 20 Guogongzhuang Middle Street, Fengtai District, Beijing, 100070, PRC. Fang operates a leading real estate Internet portal in China in terms of the number of page views and visitors to its websites. Through its websites, Fang provides primarily marketing, listing, leads generation and financial services for China’s fast-growing real estate and home furnishing and improvement sectors. Please refer to the Form 20-F filed by Fang on May 27, 2020 for its shareholding information. Mr. Mo is the Chairman of the board of directors of Fang;

9) Open Land Holdings Limited (“Open Land”), a company limited by shares incorporated under the Laws of Hong Kong, whose register office is at Room 1901, 19/F, Lee Garden One, 33 Hysan Avenue, Causeway Bay, Hong Kong; as of the date hereof, Open Land is wholly owned by Mr. Mo;

As of the date hereof, Fang was owned as to 1.6% by Deanhale, as to 1.0% by Karistone, as to 1.1% by Ateefa, as to 14.1% by Media Partner, as to 16.1% by Next Decade, as to 0.5% by Open Land and as to 1.2% by ACE Smart.

The name, business address, present principal occupation or employment and citizenship of each of the directors and executive officers of the Reporting Persons as of the date hereof is set forth on Schedule A.

### **Item 3. Source and Amount of Funds or Other Consideration.**

Item 3 is hereby amended by adding the following:

On July 16, 2021, ACE Smart (the “Transferee”) entered into a share transfer agreement (the “Share Transfer Agreement”) with LUPIN CAPITAL FUND I, L.P. (the “Transferor”) to purchase 1,096,086 ADSs of the Issuer, representing 1,096,086 Class A Ordinary Shares, at the price of USD2.08 per ADS, amounting to an aggregate purchase price of USD2,279,859. ACE Smart obtained the funds to purchase the ADSs from its working capital. As the purchase was not made during a trading window as provided in the Issuer’s Insider Trading Policy, a waiver from the Compliance Officer of the Issuer was obtained for the purchase.

### **Item 4. Purpose of Transaction.**

The information set forth in Item 3 is hereby incorporated by reference in this Item 4.

The Reporting Person acquired the Ordinary Shares reported herein for investment purposes. The Reporting Persons intend to review their investment in the Issuer on a continuing basis. Depending on various factors including, without limitation, the Issuer’s financial position and investment strategy, the price levels of the ADSs, conditions in the securities markets and general economic and industry conditions, the Reporting Persons may in the future take such actions with respect to their investment in the Issuer as they deem appropriate including, without limitation, engaging in communications with management and the Board of Directors of the Issuer, engaging in discussions with shareholders of the Issuer or other third parties about the Issuer and the Reporting Persons’ investment, including potential business combinations, dispositions, mergers, reorganization or liquidation involving the Issuer or certain of its businesses, making recommendations or proposals to the Issuer concerning changes to the capitalization, ownership structure, board structure (including board composition), purchasing additional ADSs, selling some or all of their ADSs, or changing their intention with respect to any and all matters referred to in Item 4.

**Item 5. Interest in Securities of the Issuer.**

Item 5(a) is hereby amended and restated in its entirety to read as follows:

(a) As of the date hereof, ACE Smart is the record holder of 1,096,086 Class A Ordinary Shares, evidenced by ADSs, and as a shareholder of Fang, may be deemed to share voting and dispositive power with respect to and have beneficial ownership of 81,930 Class A Ordinary Shares representing 1.8% of issued and outstanding Class A Ordinary Shares; and (ii) as a shareholder of Fang, may be deemed to share voting and dispositive power with respect to and have beneficial ownership of 135,344 Class B Ordinary Shares, representing 0.6% of issued and outstanding Class B Ordinary Shares.

As of the date hereof, Media Partner (i) is the record holder of certain employee stock options and restricted shares (exercisable within 60 days of the date hereof), which options and restricted shares entitle Media Partner to acquire 1,331,336 Class A Ordinary Shares, and as a shareholder of Fang, may be deemed to share voting and dispositive power with respect to and have beneficial ownership of 948,334 Class A Ordinary Shares, representing 3.4% of the issued and outstanding Class A Ordinary Shares; and (ii) is the record holder of 5,795,802 Class B Ordinary Shares, and as a shareholder of Fang, may be deemed to share voting and dispositive power with respect to and have beneficial ownership of 1,566,594 Class B Ordinary Shares, representing 31.1% of the issued and outstanding Class B Ordinary Shares. Each Class B ordinary share is convertible at the option of the holder into one Class A ordinary share. The rights of the holders of Class A Ordinary Shares and Class B Ordinary Shares are identical, except with respect to conversion rights as noted above and voting rights. Each Class B Ordinary Share is entitled to ten votes per share, whereas each Class A Ordinary Share is entitled to one vote per share.

As of the date hereof, Next Decade (i) is the record holder of 14,177 Class A Ordinary Shares, evidenced by ADSs, and certain employee stock options and restricted shares (exercisable within 60 days of the date hereof), which options and restricted shares entitle Next Decade to acquire an additional 1,331,335 Class A Ordinary Shares, and as a shareholder of Fang, may be deemed to share voting and dispositive power with respect to and have beneficial ownership of 1,080,462 Class A Ordinary Shares, representing 3.7% of issued and outstanding Class A Ordinary Shares; and (ii) is the record holder of 5,794,757 Class B Ordinary Shares, and certain employee stock options (exercisable within 60 days of the date hereof), which options entitle Next Decade to acquire an additional 1,754,500 Class B Ordinary Shares, and as a shareholder of Fang, may be deemed to share voting and dispositive power with respect to and have beneficial ownership of 1,784,862 Class B Ordinary Shares, representing 39.5% of issued and outstanding Class B Ordinary Shares. Each Class B ordinary share is convertible at the option of the holder into one Class A ordinary share. The rights of the holders of Class A Ordinary Shares and Class B Ordinary Shares are identical, except with respect to conversion rights as noted above and voting rights. Each Class B Ordinary Share is entitled to ten votes per share, whereas each Class A Ordinary Share is entitled to one vote per share.

As of the date hereof, Karistone (i) is the record holder of certain employee stock options (exercisable within 60 days of the date hereof), which options entitle Karistone to acquire 180,211 Class A Ordinary Shares, and as a shareholder of Fang, may be deemed to share voting and dispositive power with respect to and have beneficial ownership of 69,252 Class A Ordinary Shares, representing 0.4% of issued and outstanding Class A Ordinary Shares, (ii) is the record holder of 926,461 Class B Ordinary Shares, and as a shareholder of Fang, may be deemed to share voting and dispositive power with respect to and have beneficial ownership of 114,400 Class B Ordinary Shares, representing 4.4% of issued and outstanding Class B Ordinary Shares. The rights of the holders of Class A Ordinary Shares and Class B Ordinary Share are identical, except with respect to conversion rights as noted above and voting rights. Each Class B Ordinary Share is entitled to ten votes per share, whereas each Class A Ordinary Share is entitled to one vote per share.

As of the date hereof, Fang is the record holder of 6,731,275 Class A Ordinary Shares, representing 10.1% of the issued and outstanding Class A Ordinary Shares, and 11,119,686 Class B Ordinary Shares, representing 47.0% of the issued and outstanding Class B Ordinary Shares.

As of the date hereof, Deanhale (i) as a shareholder of Fang, may be deemed to share voting and dispositive power with respect to and have beneficial ownership of 110,052 Class A Ordinary Shares, representing 0.2% of issued and outstanding Class A Ordinary Shares; and (ii) as a shareholder of Fang, may be deemed to share voting and dispositive power with respect to and have beneficial ownership of 181,800 Class B Ordinary Shares, representing 0.8% of issued and outstanding Class B Ordinary Shares.

As of the date hereof, Open Land (i) is the record holder of 25,000 Class A Ordinary Shares, evidenced by ADSs, and as a shareholder of Fang, may be deemed to share voting and dispositive power with respect to and have beneficial ownership of 33,013 Class A Ordinary Shares, representing 0.1% of issued and outstanding Class A Ordinary Shares. (ii) as a shareholder of Fang, may be deemed to share voting and dispositive power with respect to and have beneficial ownership of 54,535 Class B Ordinary Shares, representing 0.2% of issued and outstanding Class B Ordinary Shares.

As of the date hereof, Ateefa (i) as a shareholder of Fang, may be deemed to share voting and dispositive power with respect to and have beneficial ownership of 71,554 Class A Ordinary Shares, representing 0.1% of issued and outstanding Class A Ordinary Shares. (ii) as a shareholder of Fang, may be deemed to share voting and dispositive power with respect to and have beneficial ownership of 118,204 Class B Ordinary Shares, representing 0.5% of issued and outstanding Class B Ordinary Shares.

**Item 6. Contracts, Arrangements, Understandings or Relationships with Respect to the Issuer.**

The information set forth in or incorporated by reference in Item 2, 3, 4 and 5 of this Schedule 13D is incorporated by reference into this Item 6.

**Item 7. Materials to be Filed as Exhibits.**

[Exhibit 99.1](#)      [Joint Filing Agreement dated July 20, 2021 by the Reporting Persons](#)

[Exhibit 99.2](#)      [Share Transfer Agreement entered into on July 16, 2021 between the Transferor and the Transferee](#)

**SIGNATURES**

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

Date: July 20, 2021

**TIANQUAN MO**

By: /s/ Tianquan Mo  
Name: Tianquan Mo

**ACE SMART INVESTMENTS LIMITED**

By: /s/ Tianquan Mo  
Name: Tianquan Mo  
Title: Director

**MEDIA PARTNER TECHNOLOGY LIMITED**

By: /s/ Jing Cao  
Name: Jing Cao  
Title: Director

**NEXT DECADE INVESTMENTS LIMITED**

By: /s/ Jing Cao  
Name: Jing Cao  
Title: Director

**KARISTONE LIMITED**

By: /s/ Tianquan Mo  
Name: Tianquan Mo  
Title: Director

**ATEEFA LIMITED**

By: /s/ Tianquan Mo  
Name: Tianquan Mo  
Title: Director

**DEANHALE LIMITED**

By: /s/ Tianquan Mo  
Name: Tianquan Mo  
Title: Director

**FANG HOLDINGS LIMITED**

By: /s/ Tianquan Mo  
Name: Tianquan Mo  
Title: Director

**OPEN LAND HOLDINGS LIMITED**

By: /s/ Tianquan Mo  
Name: Tianquan Mo  
Title: Director

**Schedule A**

<b>Name</b>	<b>Present Principal Occupation or Employment and Business Address</b>
Tianquan Mo (PRC citizen)	Chairman of China Index Holdings Limited, Director of ACE Smart Investments Limited, Director of Ateefa Limited, Director of Deanhale Limited, Director of Karistone Limited, Chairman of Fang Holdings Limited, and Director of Open Land Holdings Limited, Tower A, No. 20 Guogongzhuang Middle Street, Fengtai District, Beijing 100070, PRC
Jing Cao (U.S. citizen)	Director of Media Partner, Director of Next Decade, and Director of Open Land Holdings Limited, c/o P.O. Box 957, Offshore Incorporations Centre, Road Town, Tortola, British Virgin Islands



**JOINT FILING AGREEMENT**

In accordance with Rule 13d-1(k) promulgated under the Securities Exchange Act of 1934, as amended, each of the undersigned hereby agrees to the joint filing with all other Reporting Persons (as such term is defined in the Schedule 13D referred to below) on behalf of each of them of a statement on Schedule 13D (including amendments thereto) with respect to the Class A ordinary shares, par value US\$0.001 per share and Class B ordinary shares, par value US\$0.001 per share of China Index Holdings Limited, a company organized under the laws of the Cayman Islands.

It is understood and agreed that each of the parties hereto is responsible for the timely filing of such statement on Schedule 13D and any amendments thereto, and for the completeness and accuracy of the information concerning such party contained therein, but such party is not responsible for the completeness and accuracy of information concerning the other parties making the filing unless such party knows or has reason to believe that such information is inaccurate. It is understood and agreed that a copy of this agreement shall be attached as an exhibit to the statement on Schedule 13D, and any amendments thereto, filed on behalf of the parties hereto.

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned hereby execute this Agreement as of July 20, 2021

**TIANQUAN MO**

By: /s/ Tianquan Mo  
Name: Tianquan Mo

**ACE SMART INVESTMENTS LIMITED**

By: /s/ Tianquan Mo  
Name: Tianquan Mo  
Title: Director

**MEDIA PARTNER TECHNOLOGY LIMITED**

By: /s/ Jing Cao  
Name: Jing Cao  
Title: Director

**NEXT DECADE INVESTMENTS LIMITED**

By: /s/ Jing Cao  
Name: Jing Cao  
Title: Director

**KARISTONE LIMITED**

By: /s/ Tianquan Mo  
Name: Tianquan Mo  
Title: Director

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**ATEEFA LIMITED**

By: /s/ Tianquan Mo

Name: Tianquan Mo

Title: Director

**DEANHALE LIMITED**

By: /s/ Tianquan Mo

Name: Tianquan Mo

Title: Director

**FANG HOLDINGS LIMITED**

By: /s/ Tianquan Mo

Name: Tianquan Mo

Title: Director

**OPEN LAND HOLDINGS LIMITED**

By: /s/ Tianquan Mo

Name: Tianquan Mo

Title: Director

## Share Transfer Agreement

This share transfer Agreement (the “**Agreement**”) sets out the terms and conditions upon which Lupin Capital Fund I, L.P. (the “**Transferor**”), being an exempted limited partnership under the laws of the Cayman Islands whose registered office is at Maples Corporate Services Limited, PO Box 309, Uglund House, Grand Cayman, KY1-1104 Cayman Islands, will transfer certain shares held by it to ACE SMART INVESTMENTS LIMITED (the “**Transferee**”), a company incorporated in Hong Kong whose registered office is at FLAT/RM 1901 19/F, LEE GARDEN ONE, 33 HYSAN AVENUE CAUSEWAY BAY, HK (together the “**Parties**” and each a “**Party**”).

### RECITALS

The Transferor holds 1,096,086 American Depository Shares (the “**ADS**”) of China Index Holdings Limited which represents 1,096,086 class A ordinary shares of China Index Holdings Limited (the “**Shares**”).

WHEREAS, the Transferor is desirous of transferring the Shares to the Transferee on such terms as are set out throughout this Agreement.

WHEREAS, the Transferee for his part is desirous of acquiring the Shares on such terms as are set out in this Agreement.

NOW, THEREFORE, IT IS HEREBY AGREED as follows:

It is agreed that:

#### 1. TRANSFER OF SHARES

- 1.1 The Transferor transfers (the “**Transfer**”) absolutely all title over the Shares to the Transferee in consideration of the Transfer Price set out in clause 2.
- 1.2 The Shares is Transferred with all rights and obligations connected to the Shares including but not limited to all rights to dividends, capital and voting rights, and for avoidance of doubt any dividends which are due but not yet paid will become payable to the Transferee after the Transfer.
- 1.3 The Transfer is effective upon the later of (i) execution of this Agreement by both Parties, and (ii) the Transferor’s receipt of the Transfer Price paid by the Transferee.

#### 2. TRANSFER PRICE

It is agreed that the Shares shall be transferred at the price of USD2.08 per ADS, amounting to an aggregate purchase price for such Shares of USD2,279,859 (the “**Transfer Price**”).

### **3. TRANSFER PRICE PAYMENT**

It is agreed that the Transferee shall pay the Transfer Price to the bank account designated by the Transferor on 16 July 2021.

It is agreed that the cost of registering the Transfer of the Shares (if any) will be borne by the Transferee.

### **4. WARRANTIES AND INDEMNITIES**

It is agreed that:

- 4.1 The Transferor transfers absolutely all title over the Shares to the Transferee in consideration of the Transfer Price set out in clause 2.
- 4.2 The Transferor warrants that it is the legal and beneficial owner of the Shares and is absolutely entitled to all of their benefit.
- 4.3 The Transferor warrants that it is not acting as a nominee or trustee of the beneficial owner of the Shares.
- 4.4 The Transferor warrants that the Shares are duly and validly issued, fully paid, free from and clear of all liens or any other third-party rights.
- 4.5 Each Party hereby declares that they have all necessary powers and approvals to enter into this Agreement.
- 4.6 Each Party hereby declares that they are not aware of any matter within their control which might have any negative or adverse effect upon the performance of their obligations under this Agreement.
- 4.7 The rights, benefits, liabilities and responsibilities contained within the terms of this Agreement can be assigned by any Party with the prior written agreement of the other Party.
- 4.8 Any delay or failure to enforce the terms of this Agreement and any delay to act on a breach of its term by any Party does not constitute a waiver of those rights.
- 4.9 Each Party hereby warrants that it will not do any action which might harm, hinder or negatively affect the duties of the other Party set out within this Agreement.

- 4.10 The Parties hereby irrevocably warrant that they accept the exclusive jurisdiction laws and courts of that jurisdiction set out in clause 8 below.
- 4.11 The heading titles contained within in this Agreement are included as a drafting reference only and for ease of reference, and are not to be considered as part of this Agreement.
- 4.12 In the event that any clause (or any part of any clause) shall be deemed to be illegal or invalid by a competent court or other legal authority then this shall have the effect of invalidity and striking out only that clause (or any part of any clause) only and shall not invalidate this Agreement in its entirety.
- 4.13 This Agreement is binding on both Parties by virtue of the conduct of both Parties and in spite of any defect or error in the formality of its execution.
- 4.14 Each Party hereby irrevocably indemnifies and agrees to keep indemnified and hold harmless the other Party against any and all losses howsoever caused arising from a breach of its warranties, covenants or other terms of this Agreement.

## 5. TERMINATION

- 5.1 This Agreement may be terminated by the relevant Party as follows:
- (i) if the Transfer of Shares has not been effective within 15 business days after the execution of this Agreement (the “**Longstop Date**”), any Party shall have the right to terminate this Agreement with respect to its own rights and obligations;
  - (ii) by any Party, by written notice to the other Party if there has been a material misrepresentation or material breach of a covenant or other terms of this Agreement on the part of the other Party; and
  - (iii) at any time on or prior to the Transfer, the Parties may, by mutual written consent, terminate this Agreement.

Notwithstanding the foregoing, the right to terminate this Agreement pursuant to this Section 5.1 shall not be available to any Party whose failure to perform any of its obligations under this Agreement shall have resulted in the failure of the Transfer to be consummated on or before the Longstop Date.

- 5.2 If this Agreement is terminated pursuant to Section 5.1, all obligations of the Parties hereunder shall terminate and cease to be of further force or effect, provided that Sections 4.8, 4.10 to 4.14, 7 and 8 shall survive the termination of this Agreement and remain in full force and effect. Upon termination of this Agreement, no Party shall have any claim against other Parties to this Agreement, provided, however, that the termination of this Agreement for any reason shall not release any Party from any liability that has already accrued as of the effective date of such termination, and shall not constitute a waiver of, or otherwise adversely affect, any rights, remedies or claims which a Party may have hereunder or which may arise out of such termination.

## 6. VARIATION

This Agreement may be varied and any variation must be made in writing by both Parties.

## 7. NOTICES

Notices served pursuant to any term of this Agreement must be served in writing and will be served only if it handed from one Party to another in person or if delivered to the address for service of the Party in question. Notices may only be served and delivered in English.

The addresses of each Party are set forth as below:

If to the Transferor:

Address: Unit 808, 8/F One Island South, 2 Heung Yip Road, Hong Kong

Attn: Alan Lei

Email: alei@lupincapital.com

Tel: +852 3468 7446

If to the Transferee:

Address: Tower A, No. 20 Guogongzhuang Middle Street, Fengtai District, Beijing 100070, The People's Republic of China

Attn: Lu Zheng

Email: zhenglu@upskyhotel.com

Tel: +86 10 5631 9481

Any party may change or supplement the addresses given above by giving the other Party written notice of the new address in the manner set forth above.

## 8. GOVERNING LAW, DISPUTES AND ARBITRATION

It is agreed that:

- 8.1 This agreement (including its subject matter and/or formation) shall be governed by and construed in all respects in accordance with the laws of Hong Kong.
- 8.2 In the event the Parties are unable to settle a dispute between them regarding this Agreement (including any question regarding the existence, validity, interpretation, performance, breach or termination thereof or any dispute regarding non-contractual obligations arising out of or relating to this Agreement) through negotiation, such dispute shall be referred to and finally settled by arbitration at the Hong Kong International Arbitration Centre (the "HKIAC") for arbitration in Hong Kong. The arbitration shall be conducted in accordance with the HKIAC Administered Arbitration Rules in force at the time of the initiation of the arbitration, which rules are deemed to be incorporated by reference into this subsection 8.2.

*[The remainder of this page has been left intentionally blank]*

**IN WITNESS WHEREOF,**

each of the Parties has executed this Share Transfer Agreement:

For and on behalf of

/s/ Tianquan Mo

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**ACE SMART INVESTMENTS LIMITED**

By: Vincent Tianquan Mo, Director

Signature Page to Share Transfer Agreement

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**IN WITNESS WHEREOF,**

each of the Parties has executed this Share Transfer Agreement:

For and on behalf of

/s/ Xuesong Leng

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**Lupin Capital Fund I, GP Ltd.**

**as General Partner of Lupin Capital Fund I, L.P.**

By: Xuesong Leng, Director

Signature Page to Share Transfer Agreement

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