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SAU SAN TONG HOLDINGS LIMITED
修身堂控股有限公司*
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 8200)

DISCLOSEABLE TRANSACTION
LOAN TRANSACTION

The Board announces that on 10 December 2024 (after trading hours), the Lender, a wholly-owned subsidiary of the Group, entered into the Loan Agreement with the Borrower, pursuant to which the Lender agreed to provide to the Borrower a loan of HK$9,000,000 for a term of 48 months.

As one or more of the applicable percentage ratios under Chapter 19 of the GEM Listing Rules in respect of the Loan granted to the Borrower under the Loan Agreement is more than 5% but less than 25%, the Loan granted under the Loan Agreement constitutes a discloseable transaction of the Company under Chapter 19 of the GEM Listing Rules and is therefore subject to the reporting and announcement requirements under the GEM Listing Rules.

On 10 December 2024 (after trading hours), the Lender, a wholly-owned subsidiary of the Group, entered into the Loan Agreement with the Borrower, pursuant to which the Lender agreed to provide to the Borrower a loan of HK$9,000,000 for a term of 48 months.

THE LOAN AGREEMENT

Principal terms of the Loan Agreement are set out as below:

Date:	10 December 2024 (after trading hours)
Parties:	(i) Lender
	(ii) Borrower
Principal amount:	HK$9,000,000
Interest rate:	36% per annum

* *For identification purpose only*

Repayment date:	48 months from the drawdown date, callable on demand by the Lender upon the occurrence of an event of default as provided under the Loan Agreement
Early repayment:	Early repayment without penalty shall be permitted by the Borrower by giving not less than 7 day's notice in writing
Security:	Secured by the Second Legal Charge over the Property

The Loan will be funded by internal resources of the Group.

INFORMATION AND RELATIONSHIP WITH THE BORROWER

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Borrower is an individual who is an independent third party as at the date of this announcement.

REASON FOR AND BENEFITS OF THE PROVISION OF THE LOAN

The Company is an investment holding company. The Group is principally engaged in the provision of beauty and slimming centres, distribution sales of cosmetic and skin care products, sale of other health and beauty products, investments in securities and money lending business.

The Lender is a licensed money lender holding, a valid money lenders licence under the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong) and is principally engaged in the business of money lending. The provision of the Loan is a transaction carried out as part of the ordinary and usual course of business of the Group.

The terms of the Loan Agreement (including the interest rate) were arrived at by the parties thereto after arm's length negotiations, with reference to prevailing commercial practice, and the amount of the Loan Agreement. The Directors consider that the terms of the Loan Agreement are fair and reasonable and the provision of the Loan is in the interest of the Company and the Shareholders as a whole.

IMPLICATIONS UNDER THE LISTING RULES

As one or more of the applicable percentage ratios under Chapter 19 of the GEM Listing Rules in respect of the Loan granted to the Borrower under the Loan Agreement is more than 5% but less than 25%, the Loan granted under the Loan Agreement constitutes a discloseable transaction of the Company under Chapter 19 of the GEM Listing Rules and is therefore subject to the reporting and announcement requirements under the GEM Listing Rules.

DEFINITIONS

In this announcement, the following expressions shall have the meanings as set out below unless the context otherwise requires:

"Board"	the board of Directors
"Borrower"	Mr. Wong Chi Keung, who is an individual and a businessman who, to the best of the Directors' knowledge, information and belief having made all reasonable enquiries, is an independent third party not connected with the Company and its connected persons
"Company"	Sau San Tong Holdings Limited, a company incorporated in the Cayman Islands with limited liability and issued shares are listed on GEM (Stock Code: 8200)
"connected person(s)"	has the meaning ascribed to it under the GEM Listing Rules
"Director(s)"	director(s) of the Company
"GEM"	The GEM of the Stock Exchange
"GEM Listing Rules"	the Rules Governing the Listing of Securities on GEM of the Stock Exchange (as amended from time to time)
"Group"	the Company and its subsidiaries
"HK$"	Hong Kong dollar, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"independent third party(ies)"	individual(s) or company(ies) who or which is/are independent of and not connected with (within the meaning of the GEM Listing Rules) the Company and any directors, chief executives or substantial shareholders (within the meaning of the GEM Listing Rules) of the Company, its subsidiaries or any of their respective associates and not otherwise a connected person of the Company
"Lender"	Sun Fung Capital Limited, a company incorporated in Hong Kong with limited liability and a wholly-owned subsidiary of the Group
"Loan"	loan in the amount of HK$9,000,000 granted by the Lender to the Borrower pursuant to the Loan Agreement

"Loan Agreement"	loan agreement dated 10 December 2024 entered into between the Lender and Borrower
"Property"	a residential unit of approximately 2,100 square feet owned by borrower's spouse, located in Sai Kung, with a market value of approximately HK$22,000,000 based on the valuation conducted by an independent valuer in December 2024
"Second Legal Charge"	A second legal charge over the Property executed by the Borrower in favour of the Lender as a security for all sums advanced by the Lender to the Borrower and outstanding in respect of the Loan and all interested accrued thereon and all other moneys and obligations in respect of moneys which the Borrower covenanted to pay to the Lender under the Loan
"Shareholder(s)"	shareholder(s) of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"%"	per cent

By Order of the Board
SAU SAN TONG HOLDINGS LIMITED
Mui Wai Sum
Executive Director

Hong Kong, 10 December 2024

As at the date of this announcement, the Board comprises executive directors namely Mr. Mui Wai Sum and Mr. Lei Nelson; independent non-executive directors namely Mr. Lau Wai Leung, Alfred, Mr. Au Siu Lun and Ms. Tsang Tsz Nok, Aleen.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that, to the best of their knowledge and belief: (1) the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive; and (2) there are no other matters the omission of which would make any statement herein or in this announcement misleading.

This announcement will remain on the "Latest Listed Company Information" page of the website of the Stock Exchange at www.hkexnews.hk for at least seven days from the date of its publication and on the Company's website at www.sst-holding.com.