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財華社
FINET

FINET GROUP LIMITED

財華社集團有限公司

(Incorporated in the Cayman Islands and continued in Bermuda with limited liability)

(Stock Code: 8317)

DISCLOSEABLE AND CONNECTED TRANSACTION ACQUISITION OF PROPERTY

On 24 September 2026, Finet Finance Limited (the “**Purchaser**”), an indirect wholly-owned subsidiary of the Company, entered into the Agreement with Modern Tower Investments Limited (the “**Vendor**”) to acquire the Property for HK\$5,300,000.00.

As the highest applicable percentage ratio (as defined in the GEM Listing Rules) in respect of the Acquisition exceeds 5% but is less than 25%, the Acquisition constitutes a discloseable transaction for the Company under Chapter 19 of the GEM Listing Rules and is therefore subject to the reporting and announcement requirements but is exempt from the shareholders’ approval requirement thereunder.

The Vendor is an associate of Ms. Lo Yuk Yee, who is the ultimate controlling Shareholder, the chairman, and an executive Director of the Company. Accordingly, the Vendor is a connected person of the Company, and the Acquisition also constitutes a connected transaction for the Company under Chapter 20 of the GEM Listing Rules. As the Acquisition is on normal commercial terms, and the highest applicable percentage ratio in respect of the Acquisition is less than 25% and the total Consideration is less than HK\$10,000,000, the Acquisition is subject to the reporting and announcement requirements but is exempt from the circular and independent shareholders’ approval requirements under Chapter 20 of the GEM Listing Rules.

INTRODUCTION

The Board hereby announce that on 24 September 2026 (after trading hours), Finet Finance Limited (the “**Purchaser**”), an indirect wholly-owned subsidiary of the Company, entered into the Agreement with the Vendor for the Acquisition of the Property at the Consideration of HK\$5,300,000.00 on normal commercial terms.

THE AGREEMENT FOR SALE AND PURCHASE

The principal terms of the Agreement are summarised below:

Date:	24 September 2026 (after trading hours)
Parties:	(i) Modern Tower Investments Limited, as the Vendor; and (ii) Finet Finance Limited, as the Purchaser
Property:	Flat A, 11th Floor, Island Building, 439–445 Hennessy Road, Hong Kong
Consideration:	HK\$5,300,000.00
Payment terms:	(i) an initial deposit of HK\$4,000,000 has been paid by the Purchaser to the Vendor; and (ii) the remaining balance of HK\$1,300,000 shall be payable upon Completion.
Completion Date:	On or before 30 October 2026 (or such other business day as mutually agreed)

REASONS FOR AND BENEFITS OF THE TRANSACTION

The Directors (including the independent non-executive Directors) consider that the terms of the Agreement have been arrived at after arm’s length negotiations, are on normal commercial terms, and are fair and reasonable, and that the Acquisition is in the interests of the Company and the Shareholders as a whole based on the following reasons:

1. **Prime Strategic Location & Asset Value:** The Property is located along Hennessy Road, Wanchai, one of Hong Kong’s most resilient and established commercial and residential hubs, guaranteeing excellent downside asset protection.
2. **Portfolio Expansion & Diversification:** Acquiring the residential asset aligns directly with the Group’s existing strategy to diversify its long-term property investment arm and capture stable capital storage vehicles.

3. **Ideal Valuation Window & Market Trend:** Current real estate metrics reveal a clear stabilising trend with macro upside potential. Entering the market at this pricing curve offers an exceptional window for long-term equity appreciation.
4. **High Liquidity & Steady Yield Potential:** Due to the robust demand for residential units in Wanchai, the Property is highly rentable and easy to let out, creating immediate prospects for a steady, recurring rental yield.
5. **Arm's Length Valuation:** The Consideration was finalised after arm's length negotiations on normal commercial terms, and is fair and reasonable as it is highly comparable to recent transaction prices for similar units within Island Building.

Ms. Lo Yuk Yee has a material interest in the transaction and has accordingly abstained from voting on the relevant Board resolutions approving the Agreement. Save as disclosed, none of the other Directors has any material interest in the transaction or was required to abstain from voting.

GENERAL INFORMATION

The Group is principally engaged in (i) the development, production and provision of financial information, advertising and investor relationship services and technology solutions to corporate and retail clients in Hong Kong and PRC; (ii) the provision of brokerage, underwriting and asset management services; (iii) property investments; and (iv) talent search services business.

The Purchaser is a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company.

The Vendor is a private company incorporated under the laws of Hong Kong with limited liability, principally engaged in property investment.

GEM LISTING RULES IMPLICATIONS

As the highest applicable percentage ratio (as defined in the GEM Listing Rules) in respect of the Acquisition exceeds 5% but is less than 25%, the Acquisition constitutes a discloseable transaction for the Company and is subject to the reporting and announcement requirements under Chapter 19 of the GEM Listing Rules.

The Vendor is a private company controlled by Ms. Lo Yuk Yee, who is the ultimate controlling Shareholder (holding approximately 67.38% of the issued share capital of the Company), the chairman, and an executive Director of the Company. Accordingly, the Vendor is an associate of Ms. Lo Yuk Yee and therefore a connected person of the Company under Chapter 20 of the GEM Listing Rules. Consequently, the Acquisition also constitutes a connected transaction for the Company under Chapter 20 of the GEM Listing Rules.

As the Acquisition is on normal commercial terms, the highest applicable percentage ratio in respect of the Acquisition is less than 25% and the total Consideration is less than HK\$10,000,000, the Acquisition is subject to the reporting and announcement requirements but is exempt from the circular and the independent shareholders' approval requirements under Chapter 20 of the GEM Listing Rules.

DEFINITIONS

“Acquisition”	the acquisition of the Property by the Purchaser from the Vendor pursuant to the terms and conditions of the Agreement
“Agreement”	the formal agreement for sale and purchase dated 24 September 2026 entered into between the Vendor and the Purchaser in relation to the Acquisition
“associate(s)”	has the meaning ascribed to it under the GEM Listing Rules
“Board”	the board of Directors of the Company
“Company”	Finet Group Limited, a company incorporated in the Cayman Islands and continued in Bermuda with limited liability, the Shares are listed on GEM (Stock Code: 8317)
“Completion”	the completion of the Acquisition in accordance with the terms and conditions of the Agreement
“connected person(s)”	has the same meaning as ascribed thereto under the GEM Listing Rules
“Consideration”	an aggregate Consideration of HK\$5,300,000 payable by the Purchaser to the Vendor pursuant to the Acquisition
“Director(s)”	the director(s) of the Company
“GEM”	the GEM of the Stock Exchange
“GEM Listing Rules”	the Rules Governing the Listing of Securities on GEM
“Group”	the Company and its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the People's Republic of China
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“PRC”	the People's Republic of China (for the purpose of this announcement, excluding Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan)

“Property”	Flat A, 11th Floor, Island Building, 439–445 Hennessy Road, Hong Kong
“Purchaser”	Finet Finance Limited, a private company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company
“Payment terms”	(i) an initial deposit of HK\$4,000,000 has been paid by the Purchaser to the Vendor; and (ii) the remaining balance of HK\$1,300,000 shall be payable upon Completion
“Share(s)”	ordinary share(s) of HK\$0.01 each in the issued share capital of the Company
“Shareholder(s)”	holder(s) of the issued Shares
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Vendor”	Modern Tower Investments Limited, a private company incorporated under the laws of Hong Kong and an associate of Ms. Lo Yuk Yee
“%”	per cent.

By order of the Board
Finet Group Limited
Lo Yuk Yee
Chairman and Executive Director

Hong Kong, 24 September 2026

As at the date of this announcement, the executive Directors are Ms. Lo Yuk Yee and Mr. Tai Kwok Leung, Alexander; and the independent non-executive Directors are Mr. Wong Wai Kin, Mr. Xu Zuli and Mr. Lee Chi Hung, Samuel.

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 the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the “Latest Listed Company Information” page of the GEM website at www.hkexnews.hk for at least seven days from the day of its posting and on the website of the Company at www.finet.hk.