

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



Easy One Financial Group Limited
易易壹金融集團有限公司

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

(Stock Code: 221)

**DISCLOSEABLE TRANSACTION REGARDING
PROVISION OF FINANCIAL ASSISTANCE**

PROVISION OF FINANCIAL ASSISTANCE

Reference is made to the announcement of the Company dated 18 September 2018 in relation to, inter alia, the Loan Agreements.

On 2 April 2019, Easy One Finance together with the New Remaining Lenders entered into the Loan Agreement C to grant the Loan C to the New Customers of an aggregate principal amount of HK\$75,000,000, of which Easy One Finance will provide a loan in the amount of HK\$25,000,000 and the New Remaining Lenders will provide a loan in the aggregate amount of HK\$50,000,000, for a term of 6 months.

As (i) one of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Loan Agreement C on a standalone basis exceeds 5% and is below 25%; and (ii) one of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Loan Agreement C aggregated with the Loan Agreements exceeds 5% but is still below 25% and the Loan Agreements have already been disclosed as a discloseable transaction pursuant to the Listing Rules on 18 September 2018, the transaction contemplated under the Loan Agreement C, on a standalone basis and on an aggregate basis with the Loan Agreements, is only subject to the reporting and announcement requirements under the Listing Rules.

PROVISION OF FINANCIAL ASSISTANCE

Reference is made to the announcement of the Company dated 18 September 2018 in relation to, inter alia, the Loan Agreements.

On 2 April 2019, Easy One Finance together with the New Remaining Lenders entered into the Loan Agreement C to grant the Loan C to the New Customers of an aggregate principal amount of HK\$75,000,000, of which Easy One Finance will provide a loan in the amount of HK\$25,000,000 and the New Remaining Lenders will provide a loan in the aggregate amount of HK\$50,000,000, for a term of 6 months.

THE LOAN AGREEMENTS AND THE LOAN AGREEMENT C

| | Loan Agreement A | Loan Agreement B | Loan Agreement C |
|----------------|---|---|--|
| Date | 23 August 2018 | 18 September 2018 | 2 April 2019 |
| Lenders | Easy One Finance, a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company, is principally engaged in the provision of finance under the Money Lenders Ordinance | (1) Easy One Finance; and (2) Existing Remaining Lenders | (1) Easy One Finance; and (2) New Remaining Lenders |

| | Loan Agreement A | Loan Agreement B | Loan Agreement C |
|------------------|--|---|---|
| Borrowers | Customer B (the son of Customer A who is the mother of Customer C who is the spouse of Customer D) is a director of, and holds 50% interest in, Customer E (a company incorporated in Hong Kong principally engaged in property holding) | <ul style="list-style-type: none"> (1) Customer A is a director of Customer E; (2) Customer B; (3) Customer C is a director of, and holds 50% interest in, Customer E; and (4) Customer D is a director of a company; and (5) Customer E | <ul style="list-style-type: none"> (1) Customer A; (2) Customer B; (3) Customer C; and (4) Customer D |

| | Loan Agreement A | Loan Agreement B | Loan Agreement C |
|-----------------------------------|---|---|--|
| Loan amount (total) | HK\$500,000 | HK\$40,000,000 | HK\$75,000,000 |
| From: | | | |
| Easy One Finance | <i>HK\$500,000</i> | <i>HK\$14,500,000</i> | <i>HK\$25,000,000</i> |
| Existing Remaining Lenders | — | <i>HK\$8,500,000 each</i> | — |
| New Remaining Lenders | — | — | <i>HK\$25,000,000 each</i> |
| Interest & Repayment | Repayment is made on a monthly basis (including principal and interest) after the drawdown date | Interest is payable on a monthly basis and the principal shall be repaid in full 12 months from the drawdown date | Interest is payable on a monthly basis and the principal shall be repaid in full 6 months from the drawdown date |
| To: | | | |
| Easy One Finance | <i>Monthly repayment of principal and interest: HK\$52,250</i> | <i>1st month: HK\$588,436</i> | <i>1st month: HK\$1,062,500</i> |
| | <i>Total interest: HK\$127,000</i> | <i>2nd - 12th months: HK\$138,958 per month</i> | <i>2nd - 6th months: HK\$312,500 per month</i> |
| Existing Remaining Lenders | — | <i>1st - 12th months: HK\$81,458 per month</i> | — |
| New Remaining Lenders | — | — | <i>1st - 6th months: HK\$312,500 per month</i> |

| | Loan Agreement A | Loan Agreement B | Loan Agreement C |
|-------------------|---|--|---|
| Term | 12 months commencing from the respective drawdown dates | | 6 months commencing from the drawdown date |
| Securities | Unsecured | The Loan B was secured by a residential property owned by Customer E with the then estimated value of approximately HK\$63,000,000 | The Loan C is secured by a residential property owned by Customer A and Customer B with an estimated value of approximately HK\$100,000,000 |

To the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, (i) each of the New Remaining Lenders is a company incorporated in Hong Kong with limited liability, principally engaged in the provision of finance under the Money Lenders Ordinance; (ii) the New Remaining Lenders, the New Customers and their ultimate beneficial owners are Independent Third Parties.

Save as disclosed in this announcement, there is no prior transaction entered into between the Group and the New Customers and/or their ultimate beneficial owners which is required to be aggregated with the Loan Agreement C pursuant to the Listing Rules.

OTHER INFORMATION

On 2 April 2019, Easy One Finance also entered into a service agreement with the New Remaining Lenders pursuant to which Easy One Finance shall provide administration service to each of the New Remaining Lenders for the Loan C at a fee of HK\$20,833 per month payable by each of the New Remaining Lenders.

INFORMATION ON THE CREDIT RISK RELATING TO THE LOAN C

Granting of the Loan C was made on the basis of the Company's credit assessments made on the financial strength, repayment record and repayment ability of the New Customers, the securities and the relatively short term nature of the advance. After taking into account the factors as disclosed above in assessing the risks of the relevant advance, the Company considers that the risks involved in the Loan C to the New Customers are relatively low.

FUNDING OF THE LOAN C

The Group will finance the Loan C with its internal resources.

REASONS FOR AND BENEFITS OF ENTERING INTO THE LOAN AGREEMENT C

The Group is principally engaged in the businesses of provision of finance and securities brokerage services in Hong Kong and property development in the PRC.

Taking into account the principal business activities of the Group, the grant of the Loan C to the New Customers is in the ordinary and usual course of business of the Group. The terms of the Loan Agreement C were negotiated on an arm's length basis between the parties. The Directors are of the view that the terms of the Loan Agreement C are entered into on normal commercial terms based on the Company's credit policy. Taking into account the satisfactory financial background of the New Customers, the securities and that a stable revenue and cashflow stream from the interest income is expected, the Directors consider that the terms of the Loan Agreement C are fair and reasonable and the entering into of the Loan Agreement C is in the interests of the Company and the Shareholders as a whole.

IMPLICATIONS UNDER THE LISTING RULES

As (i) one of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Loan Agreement C on a standalone basis exceeds 5% and is below 25%; and (ii) one of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Loan Agreement C aggregated with the Loan Agreements exceeds 5% but is still below 25% and the Loan Agreements have already been disclosed as a discloseable transaction pursuant to the Listing Rules on 18 September 2018, the transaction contemplated under the Loan Agreement C, on a standalone basis and on an aggregate basis with the Loan Agreements, is only subject to the reporting and announcement requirements under the Listing Rules.

DEFINITIONS

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

| | |
|--------------|--|
| “Board” | the board of the Directors |
| “Company” | Easy One Financial Group Limited 易易壹金融集團有限公司, a company incorporated in the Cayman Islands and continued in Bermuda with limited liability and the Shares of which are listed and traded on the Main Board of the Stock Exchange (Stock Code: 221) |
| “Customer A” | a borrower of the Loan B and the Loan C (the mother of Customer B and Customer C and the mother-in-law of Customer D), being a director of Customer E and an Independent Third Party |
| “Customer B” | a borrower of the Loans (the son of Customer A), being a director of, and holding 50% of interest in, Customer E and an Independent Third Party |
| “Customer C” | a borrower of the Loan B and the Loan C (the daughter of Customer A and the spouse of Customer D), being a director of, and holding 50% of interest in, Customer E and an Independent Third Party |
| “Customer D” | a borrower of the Loan B and the Loan C (the son-in-law of Customer A and the spouse of Customer C), being a director of a company and an Independent Third Party |
| “Customer E” | a borrower of the Loan B, being a company incorporated in Hong Kong principally engaged in property holding and an Independent Third Party |
| “Customers” | Customer A, Customer B, Customer C, Customer D and Customer E, collectively |

| | |
|--------------------------------|---|
| “Director(s)” | the director(s) of the Company |
| “Easy One Finance” | Easy One Finance Limited, a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company, which is one of the Lenders under the Loan Agreements and the Loan Agreement C |
| “Existing Remaining Lenders” | Lender A, Lender B and Lender C, collectively |
| “Group” | the Company together with its subsidiaries |
| “HK\$” | Hong Kong dollar(s), the lawful currency of Hong Kong |
| “Hong Kong” | the Hong Kong Special Administrative Region of the PRC |
| “Independent Third Party(ies)” | party(ies) who is/are independent of the Company and its connected person(s) (as defined under the Listing Rules) |
| “Lender A” | one of the Lenders under the Loan Agreement B and the Loan Agreement C, a company incorporated in Hong Kong with limited liability principally engaged in the provision of finance under the Money Lenders Ordinance and an Independent Third Party |
| “Lender B” | one of the Lenders under the Loan Agreement B and the Loan Agreement C, a company incorporated in Hong Kong with limited liability principally engaged in the provision of finance under the Money Lenders Ordinance and an Independent Third Party |
| “Lender C” | one of the Lenders under the Loan Agreement B, a company incorporated in Hong Kong with limited liability principally engaged in the provision of finance under the Money Lenders Ordinance and an Independent Third Party |
| “Lenders” | Easy One Finance, Lender A, Lender B and Lender C, collectively |

| | |
|--------------------|--|
| “Listing Rules” | the Rules Governing the Listing of Securities on the Stock Exchange |
| “Loan A” | an unsecured loan in the amount of HK\$500,000 granted by Easy One Finance to Customer B pursuant to the Loan Agreement A |
| “Loan B” | a secured loan in the amount of HK\$40,000,000 granted by the Lenders to the Customers pursuant to the Loan Agreement B, of which HK\$14,500,000, HK\$8,500,000, HK\$8,500,000 and HK\$8,500,000 were made available by Easy One Finance, Lender A, Lender B and Lender C respectively |
| “Loan C” | a secured loan in the amount of HK\$75,000,000 to be granted by the Lenders (except Lender C) to the New Customers pursuant to the Loan Agreement C, of which HK\$25,000,000, HK\$25,000,000 and HK\$25,000,000 will be made available by Easy One Finance, Lender A and Lender B respectively |
| “Loan Agreement A” | the loan agreement dated 23 August 2018 entered into between Easy One Finance and Customer B pursuant to which Easy One Finance agreed to grant the Loan A to Customer B |
| “Loan Agreement B” | the loan agreement dated 18 September 2018 entered into between the Lenders and the Customers pursuant to which the Lenders agreed to grant the Loan B to the Customers |
| “Loan Agreement C” | the loan agreement dated 2 April 2019 entered into between the Lenders (except Lender C) and the New Customers pursuant to which the Lenders (except Lender C) agreed to grant the Loan C to the New Customers |
| “Loan Agreements” | the Loan Agreement A and the Loan Agreement B, collectively |

| | |
|---------------------------|---|
| “Loans” | the Loan A, the Loan B and the Loan C, collectively |
| “Money Lenders Ordinance” | the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong) as amended, supplemented or otherwise modified from time to time |
| “New Customers” | Customer A, Customer B, Customer C and Customer D, collectively |
| “New Remaining Lenders” | Lender A and Lender B, collectively |
| “PRC” | the People’s Republic of China, for the purpose of this announcement, excluding Hong Kong, the Macau Special Administrative Region of the People’s Republic of China and Taiwan |
| “Share(s)” | the 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 |
| “subsidiary(ies)” | has the meaning as ascribed thereto under the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) |
| “%” | per cent. |

By Order of the Board
EASY ONE FINANCIAL GROUP LIMITED
易易壹金融集團有限公司
Chan Chun Hong, Thomas
Chairman and Managing Director

Hong Kong, 2 April 2019

As at the date of this announcement, the executive Directors are Mr. Chan Chun Hong, Thomas, Mr. Cheung Wai Kai and Ms. Stephanie and the independent non-executive Directors are Mr. Sin Ka Man, Mr. Cheung Sau Wah, Joseph and Mr. Wong Hung Tak.