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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

On 12 April 2019, the Lender, an indirect wholly-owned subsidiary of the Company, entered into the Loan Agreement A to grant the Loan A of a principal amount of HK\$6,800,000 to the Customers for a term of 12 months with a monthly interest of HK\$93,000 for the first month and a monthly interest of HK\$68,000 for the remaining 11 months.

On 5 August 2019, the Lender entered into the Loan Agreement B to grant the Loan B of a principal amount of HK\$5,500,000 to Customer A for a term of 12 months with a monthly interest of HK\$57,000 for the first month and a monthly interest of HK\$55,000 for the remaining 11 months.

On 15 November 2019, the Lender entered into the Loan Agreement C to grant the Loan C of a principal amount of HK\$600,000 to the Customers for a term of 12 months with a monthly interest of HK\$20,000 for the first month and a monthly interest of HK\$9,000 for the remaining 11 months.

The aggregate principal amount of the Loans as at the date of this announcement is HK\$12,900,000. As the applicable percentage ratio(s) (as defined under the Listing Rules) in respect of each of the Loan Agreements (i) on a standalone basis are below 5% and (ii) on an aggregate basis exceeds 5% and is below 25%, the transaction contemplated under the Loan Agreements on an aggregate basis are only subject to the reporting and announcement requirements under the Listing Rules.

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THE LOAN AGREEMENTS

	Loan Agreement A	Loan Agreement B	Loan Agreement C
Date	12 April 2019	5 August 2019	15 November 2019
Lender	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.		
Borrower(s)	Customers	Customer A	Customers
Loan amount	HK\$6,800,000	HK\$5,500,000	HK\$600,000
Interest rate	A monthly interest of HK\$93,000 for the first month and a monthly interest of HK\$68,000 for the remaining 11 months (an average interest rate of approximately 12.368% per annum)	A monthly interest of HK\$57,000 for the first month and a monthly interest of HK\$55,000 for the remaining 11 months (an average interest rate of approximately 12.036% per annum)	A monthly interest of HK\$20,000 for the first month and a monthly interest of HK\$9,000 for the remaining 11 months (an average interest rate of approximately 19.833% per annum)
Term	12 months commencing from the respective drawdown dates		
Repayment	Interest was/is payable on a monthly basis and the principal shall be repaid in full 12 months from the respective drawdown dates.		
Security	The Loan A was secured by a residential property (the “ Security A ”) owned by the Customers with the then estimated value of approximately HK\$10,000,000.	The Loan B was secured by an industrial property owned by Customer A with the then estimated value of approximately HK\$8,500,000.	The Loan C is secured by the Security A owned by the Customers with the current estimated value of approximately HK\$10,000,000.

To the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, the Customers are Independent Third Parties. Save as disclosed in this announcement, there is no prior transaction entered into between the Group and the Customers which is required to be aggregated with the Loan Agreements pursuant to the Listing Rules.

INFORMATION ON THE CREDIT RISK RELATING TO THE LOAN AGREEMENTS

The grant of the Loans was made on the basis of the Company's credit assessments made on the financial strength, repayment record and repayment ability of the Customers, the relevant security and the relatively short term nature of the Loans. 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 Loans to the Customers are relatively low.

FUNDING OF THE LOANS

The Loans were/will be financed by the Group's internal resources.

REASONS FOR AND BENEFITS OF ENTERING INTO THE LOAN AGREEMENTS

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

IMPLICATIONS UNDER THE LISTING RULES

The aggregate principal amount of the Loans as at the date of this announcement is HK\$12,900,000. As the applicable percentage ratio(s) (as defined under the Listing Rules) in respect of each of the Loan Agreements (i) on a standalone basis are below 5% and (ii) on an aggregate basis exceeds 5% and is below 25%, the transaction contemplated under the Loan Agreements on an aggregate basis are only subject to the reporting and announcement requirements under the Listing Rules.

DEFINITIONS

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

“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”	Mr. Wong Chun Kin, a borrower of the Loans, being a merchant and an Independent Third Party
“Customer B”	Ms. Cheng Chau Por (Customer A’s wife), a borrower of the Loan A and the Loan C, being a housewife and an Independent Third Party
“Customers”	Customer A and Customer B, collectively
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollar(s), 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)”	party(ies) who is/are independent of the Company and its connected person(s) (as defined under the Listing Rules)
“Lender” or “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
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange

“Loan A”	a first mortgage loan in the amount of HK\$6,800,000 granted by the Lender to the Customers pursuant to the Loan Agreement A
“Loan Agreement A”	the loan agreement dated 12 April 2019 entered into between the Lender and the Customers pursuant to which the Lender agreed to grant the Loan A to the Customers
“Loan Agreement B”	the loan agreement dated 5 August 2019 entered into between the Lender and Customer A pursuant to which the Lender agreed to grant the Loan B to Customer A
“Loan Agreement C”	the loan agreement dated 15 November 2019 entered into between the Lender and the Customers pursuant to which the Lender agreed to grant the Loan C to the Customers
“Loan Agreements”	the Loan Agreement A, the Loan Agreement B and the Loan Agreement C, collectively
“Loan B”	a first mortgage loan in the amount of HK\$5,500,000 granted by the Lender to Customer A pursuant to the Loan Agreement B
“Loan C”	a second mortgage loan in the amount of HK\$600,000 to be granted by the Lender to the Customers pursuant to the Loan Agreement C
“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
“PRC”	the People’s Republic of China, which, for the purpose of this announcement, excludes 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 issued 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, 15 November 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.