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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**

Reference is made to the announcement of the Company dated 23 December 2019 in relation to the First Loan Agreement.

On 7 February 2020, the Lender, an indirect wholly-owned subsidiary of the Company, entered into the Second Loan Agreement to grant the Second Loan of a principal amount of HK\$30,000,000 to the Customer for a term of 3 months with a monthly interest of HK\$350,000 for the first month and a monthly interest of HK\$300,000 for the remaining 2 months. The Second Loan is used for the settlement of the outstanding principal amount under the First Loan Agreement.

As a result of the entering into of the Second Loan Agreement, the First Loan Agreement has been superseded.

The transaction contemplated under the Second Loan Agreement constitutes a discloseable transaction for the Company under the Listing Rules as one of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Second Loan Agreement (including the aggregate interests accrued under the First Loan Agreement) exceeds 5% and is below 25%, and is only subject to the reporting and announcement requirements under the Listing Rules.

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## **THE SECOND LOAN AGREEMENT**

|                      |   |
|----------------------|---|
| <b>Date</b>          | 7 February 2020   |
| <b>Lender</b>        | 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.  |
| <b>Borrower</b>      | The Customer is a lawyer. To the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, the Customer is an Independent Third Party. Save as disclosed in the announcement of the Company dated 23 December 2019, there is no prior transaction entered into between the Group and the Customer which is required to be aggregated with the Second Loan Agreement pursuant to the Listing Rules. |
| <b>Loan amount</b>   | HK\$30,000,000  |
| <b>Interest rate</b> | A monthly interest of HK\$350,000 for the first month and a monthly interest of HK\$300,000 for the remaining 2 months (an average interest rate of approximately 12.67% per annum)   |
| <b>Term</b>          | 3 months commencing from the Drawdown Date  |

|                  |  |
|------------------|--|
| <b>Repayment</b> | Interest is payable on a monthly basis and the principal shall be repaid in full 3 months from the Drawdown Date.  |
| <b>Security</b>  | A first legal charge in respect of (i) a residential property and a parking space owned by the Customer and his wife with an aggregate current estimated market value of approximately HK\$28,000,000 and (ii) a residential property owned by the Customer's wife with the current estimated market value of approximately HK\$21,000,000 |

## **INFORMATION ON THE CREDIT RISK RELATING TO THE SECOND LOAN**

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

## **FUNDING OF THE SECOND LOAN**

The Second Loan was financed by the Group's internal resources.

## **REASONS FOR AND BENEFITS OF ENTERING INTO THE SECOND LOAN AGREEMENT**

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 Second Loan to the Customer is in the ordinary and usual course of business of the Group. The terms of the Second Loan Agreement were negotiated on an arm's length basis between the parties. The Directors are of the view that the terms of the Second Loan Agreement are entered into on normal commercial terms based on the Company's credit policy. Taking into account the satisfactory financial background of the Customer, 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 Second Loan Agreement are fair and reasonable and the entering into of the Second Loan Agreement is in the interests of the Company and the Shareholders as a whole.

## IMPLICATIONS UNDER THE LISTING RULES

The transaction contemplated under the Second Loan Agreement constitutes a discloseable transaction for the Company under the Listing Rules as one of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Second Loan Agreement (including the aggregate interests accrued under the First Loan Agreement) exceeds 5% and is below 25%, and is 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”             | Mr. Li Xiao Ru, a borrower of the First Loan and the Second Loan, being a lawyer and an Independent Third Party  |
| “Director(s)”          | the director(s) of the Company   |
| “Drawdown Date”        | the date on which the Second Loan is drawn down  |
| “First Loan”           | the loan in the amount of HK\$30,000,000 granted by the Lender to the Customer pursuant to the First Loan Agreement  |
| “First Loan Agreement” | the loan agreement dated 23 December 2019 entered into between the Lender and the Customer pursuant to which the Lender agreed to grant the First Loan to the Customer   |
| “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<br>“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   |
| “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 |
| “Second Loan”                     | a secured loan in the amount of HK\$30,000,000 granted by the Lender to the Customer pursuant to the Second Loan Agreement  |
| “Second Loan Agreement”           | the loan agreement dated 7 February 2020 entered into between the Lender and the Customer pursuant to which the Lender agreed to grant the Second Loan to the Customer                |
| “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, 7 February 2020

*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.*