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**SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED**  
**銀建國際控股集團有限公司**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 171)**

**DISCLOSEABLE TRANSACTION**  
**PROVISION OF LOAN**

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The Board announces that, after the trading hours on 24 March 2021, the Lender, a wholly-owned subsidiary of the Company, entered into the Loan Agreement with the Borrower, pursuant to which the Lender agreed to lend, and the Borrower agreed to borrow, the Loan in the principal amount of RMB135,000,000 (equivalent to approximately HK\$159,161,000) from 24 March 2021 to 23 March 2022 at the interest rate of 15% per annum.

**LISTING RULES IMPLICATIONS**

As the relevant percentage ratios (as defined under the Listing Rules) in respect of the Loan exceed 5% but are less than 25%, the provision of the Loan constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules and is therefore subject to the notification and announcement requirements under Chapter 14 of the Listing Rules.

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## THE LOAN AGREEMENT

The principal terms of the Loan Agreement are summarised as follows:

<b>Date:</b>	24 March 2021
<b>Lender:</b>	East Gate (Beijing) Property Management Company Limited* (東環(北京)物業管理有限公司), a wholly-owned subsidiary of the Company
<b>Borrower:</b>	Guangzhou City Chengfeng Auto Accessories Company Limited* (廣州市城峰汽車配件有限公司), an Independent Third Party
<b>Principal amount:</b>	RMB135,000,000 (equivalent to approximately HK\$159,161,000)
<b>Interest:</b>	15% per annum and payable quarterly
<b>Term:</b>	24 March 2021 to 23 March 2022
<b>Repayment:</b>	Subject as otherwise provided in the Loan Agreement, the Borrower shall repay the Loan upon expiry of the term.
<b>Prepayment:</b>	The Borrower may at any time prepay all or part of the Loan and the interest thereon by giving prior written notice to the Lender.
<b>Security:</b>	The Loan is secured by (i) the Mortgage; and (ii) the Share Charge.

## FUNDING OF THE LOAN

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

## INFORMATION ON THE GROUP AND THE LENDER

The Group is principally engaged in property leasing and investments.

The Lender is principally engaged in investments.

## INFORMATION ON THE BORROWER AND THE CHARGOR

The Borrower is a company established in the PRC with limited liability, which is principally engaged in the retailing of auto accessories. The ultimate beneficial owner of the Borrower is Mr. Ye Hanxian\* (葉漢賢), who is also the Chargor.

To the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, each of the Borrower and the Chargor (also being the ultimate beneficial owner of the Borrower) is an Independent Third Party.

\* For identification purpose only

## REASONS FOR AND BENEFITS OF THE PROVISION OF THE LOAN

The terms of the Loan Agreement (including the interest rate) were arrived at after arm's length negotiations between the Lender and the Borrower, having regard to commercial practice and the amount of the Loan. The provision of the Loan will provide interest income at the rate of 15% per annum to the Group, which will bring better returns to the Group than bank deposits. Having considered the financial background of the Borrower, the quality of the security pledged by the Borrower to secure the Loan and the revenue to be generated by the Loan, the Directors consider that the terms of the Loan Agreement are on normal commercial terms and are fair and reasonable and in the interests of the Company and its shareholders as a whole.

## LISTING RULES IMPLICATIONS

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## DEFINITIONS

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

“Board”	the board of Directors
“Borrower”	Guangzhou City Chengfeng Auto Accessories Company Limited* (廣州市城峰汽車配件有限公司), a company established in the PRC with limited liability
“Chargor”	Mr. Ye Hanxian* (葉漢賢)
“Company”	Silver Grant International Holdings Group Limited, a company incorporated in Hong Kong with limited liability, the shares of which are listed on the Main Board of the Stock Exchange
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	director(s) of the Company
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC

\* For identification purpose only

“Independent Third Party”	a third party independent of the Company and the connected persons of the Company
“Lender”	East Gate (Beijing) Property Management Company Limited* (東環 (北京) 物業管理有限公司), a company established in the PRC with limited liability, which is a wholly-owned subsidiary of the Company
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Loan”	a loan in the principal amount of RMB135,000,000 (equivalent to approximately HK\$159,161,000) at the interest rate of 15% per annum provided by the Lender to the Borrower pursuant to the terms of the Loan Agreement
“Loan Agreement”	a loan agreement dated 24 March 2021 entered into between the Lender and the Borrower in respect of the provision of the Loan
“Mortgage”	the mortgage created over two commercial units with a gross floor area of 4,816 sq.m. in aggregate, in a property located in Tianhe District, Guangzhou City, Guangdong Province, the PRC, and executed by the Borrower in favour of the Lender as security for the Loan
“PRC”	the People’s Republic of China, and for the purpose of this announcement, excluding Hong Kong, the Macau Special Administrative Region and Taiwan
“RMB”	Renminbi, the lawful currency of the PRC
“Share Charge”	the charge created over the entire equity interest of the Borrower and executed by the Chargor in favour of the Lender as security for the Loan
“sq.m.”	square metres
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent.

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*In this announcement, for the purpose of illustration only, amounts quoted in RMB have been converted into HK\$ at the rate of HK\$1 to RMB0.8482. Such exchange rate has been used, where applicable, for the purpose of illustration only and does not constitute a representation that any amounts were or may have been exchanged at this or any other rates or at all.*

On behalf of the Board  
**Silver Grant International Holdings Group Limited**  
**Chu Hing Tsung**  
*Chairman*

Hong Kong, 24 March 2021

*As at the date of this announcement, the Board comprises Mr. Huang Jiajue (Chief Executive Officer), Mr. Luo Zhihai and Mr. Tang Lunfei as executive Directors; Mr. Chu Hing Tsung (Chairman) and Mr. Chen Zhiwei as non-executive Directors; and Mr. Liang Qing, Mr. Zhang Lu and Mr. Hung Muk Ming as independent non-executive Directors.*