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**英皇證券集團有限公司\***  
**Emperor Capital Group Limited**  
*(Incorporated in Bermuda with limited liability)*  
**(Stock Code: 717)**

**DISCLOSEABLE TRANSACTION**

**PROVISION OF LOAN FACILITIES**

On 28 July 2022, the Lender entered into the Loan Agreements with the Borrowers in relation to the provision of the Loan Facilities of up to an aggregate amount of HK\$22,500,000 which shall be repaid within 12 months from the date of drawdown.

This series of transactions with the Borrowers after aggregation constitutes a discloseable transaction of the Company and is therefore subject to the announcement requirement but exempt from obtaining Shareholders' approval under Chapter 14 of the Listing Rules.

The Board announces that on 28 July 2022, the Lender entered into the Loan Agreements with the Borrowers, a summary of the details is set out as follows:

**THE LOAN AGREEMENTS**

**Loan Agreement A**

<i>Date</i>	: 28 July 2022
<i>Lender</i>	: Emperor Finance
<i>Borrower</i>	: Borrower I
<i>Amount of Loan Facility A</i>	: up to HK\$4,950,000
<i>Repayment</i>	: within 12 months from the date of drawdown
<i>Interest</i>	: 9.5 % per annum

*Security for Loan Facility A* : Loan Facility A is secured by a first mortgage over a residential unit located in Kwai Chung, New Territories, Hong Kong. Valuation on such property has been conducted by independent valuers on 25 April 2022 and 18 May 2022 and the average value of the said property is HK\$6,800,000.

### **Loan Agreement B**

*Date* : 28 July 2022

*Lender* : Emperor Finance

*Borrower* : Borrower II

*Amount of Loan Facility B* : up to HK\$8,600,000

*Repayment* : within 12 months from the date of drawdown

*Interest* : 9.5 % per annum

*Security for Loan Facility B* : Loan Facility B is secured by a first mortgage over a commercial unit located in Tsuen Wan, New Territories, Hong Kong. Valuation on such property has been conducted by independent valuers on 25 April 2022 and 18 May 2022 and the average value of the said property is HK\$12,350,000.

### **Loan Agreement C**

*Date* : 28 July 2022

*Lender* : Emperor Finance

*Borrower* : Borrower II and Borrower III

*Amount of Loan Facility* : up to HK\$8,950,000

*Repayment* : within 12 months from the date of drawdown

*Interest* : 9.5 % per annum

*Security for Loan Facility C* : Loan Facility C is secured by a first mortgage over a commercial unit located in Tsuen Wan, New Territories, Hong Kong. Valuation on such property has been conducted by independent valuers on 25 April 2022 and 18 May 2022 and the average value of the said property is HK\$12,850,000.

The drawdown of the Loan Facilities is subject to, inter alia, satisfactory credit assessment on the Borrowers by the Lender. The Borrowers are required to provide the Lender with other securities as requested by the Lender from time to time.

## **INFORMATION OF THE BORROWERS**

Borrower I and Borrower II are merchants. Borrower II is the spouse of Borrower I and the sole ultimate beneficial owner and the sole director of the Borrower III. Borrower I, Borrower II and Borrower III are connected or associated with each other under the Listing Rules.

To the best knowledge, information and belief of the Directors after having made all reasonable enquiries, the Borrowers are Independent Third Parties.

## **REASONS FOR ENTERING INTO THE LOAN AGREEMENTS**

The Company is an investment holding company and its subsidiaries are principally engaged in the provision of financial services, including (i) commercial and personal lending as well as margin and initial public offering financing; (ii) brokerage services, wealth management and asset management; (iii) placing and underwriting services for listed issuers; and (iv) corporate finance advisory services.

The Lender is a registered money lender holding a valid money lenders licence under the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong) and is principally engaged in the business of money lending services. The provision of the Loan Facilities is a transaction carried out as part of the ordinary and usual course of business activities of the Group. The Loan Facilities are funded by internal resources of the Group.

The terms of the Loan Agreements were negotiated on arm's length basis between the Lender and the Borrowers and were on normal commercial terms based on the Group's credit policy. Taking into account the results of due diligence on the financial background and repayment ability of the Borrowers and the stable interest income expected to be generated from the Loan Facilities, the Directors consider that the terms of the Loan Agreements are fair and reasonable and the entering into of the same is in the interests of the Company and its Shareholders as a whole.

## **IMPLICATIONS UNDER THE LISTING RULES**

As the relevant percentage ratios (as defined under the Listing Rules) in respect of the aggregate amount of financial assistance granted to the Borrowers or their associates pursuant to the Loan Agreements exceed 5% but are under 25%, this series of transactions constitutes a discloseable transaction of the Company and is therefore subject to the announcement requirement but exempt from obtaining Shareholders' approval under Chapter 14 of the Listing Rules.

## **DEFINITIONS**

“associate”	has the same meaning as ascribed to it under the Listing Rules
“Board” or “Directors”	board of directors of the Company
“Borrower I”	Mr. Kwok Hon Hung, a borrower under Loan Agreement A, being an Independent Third Party to the Company
“Borrower II”	Ms. Chan Suet Ying is (i) a borrower under Loan Agreement B and one of the borrowers under Loan Agreement C; (ii) the spouse of Borrower I; (iii) the sole ultimate beneficial owner and the sole director of Borrower III; and (iv) an Independent Third Party to the Company

“Borrower III”	Crown Venture Development Limited, one of the borrowers under Loan Agreement C and a company incorporated in Hong Kong with limited liability, being an Independent Third Party to the Company
“Borrowers”	Borrower I, Borrower II and Borrower III
“Company”	Emperor Capital Group Limited, an exempted company incorporated in Bermuda with limited liability, the shares of which are listed on the Stock Exchange
“connected person(s)”	has the same meaning as ascribed to it under the Listing Rules
“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	Hong Kong Special Administrative Region of The People’s Republic of China
“Independent Third Party(ies)”	person(s) (and in case of company(ies) and corporation(s), their ultimate beneficial owner(s)) who is/are not connected person(s) of the Company and is/are independent of and not connected with the Company and directors, chief executive, controlling shareholders and substantial shareholders of the Company or any of its subsidiaries or their respective associates
“Lender” or “Emperor Finance”	Emperor 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 Agreement A”	the loan agreement dated 28 July 2022 entered into between the Lender and Borrower I relating to the granting of Loan Facility A
“Loan Agreement B”	the loan agreement dated 28 July 2022 entered into between the Lender and Borrower II relating to the granting of Loan Facility B
“Loan Agreement C”	the loan agreement dated 28 July 2022 entered into between the Lender, Borrower II and Borrower III relating to the granting of Loan Facility C
“Loan Agreements”	Loan Agreement A, Loan Agreement B and Loan Agreement C
“Loan Facilities”	Loan Facility A, Loan Facility B and Loan Facility C
“Loan Facility A”	the loan facility in the amount of up to HK\$4,950,000 granted by the Lender to Borrower I pursuant to the terms of Loan Agreement A

“Loan Facility B”	the loan facility in the amount of up to HK\$8,600,000 granted by the Lender to Borrower II pursuant to the terms of Loan Agreement B
“Loan Facility C”	the loan facility in the amount of up to HK\$8,950,000 granted by the Lender to Borrower II and Borrower III pursuant to the terms of Loan Agreement C
“percentage ratio(s)”	percentage ratio(s) as set out in Rule 14.07 of the Listing Rules to be applied for determining the classification of a transaction
“Shareholders”	holders of the ordinary shares of HK\$0.01 each in the issued share capital of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent

By order of the Board of  
**Emperor Capital Group Limited**  
**Daisy Yeung**  
*Managing Director*

Hong Kong, 28 July 2022

As at the date of this announcement, the Board comprises:

*Executive Directors:*

Ms. Daisy Yeung  
Ms. Choi Suk Hing, Louisa  
Ms. Pearl Chan

*Independent Non-Executive Directors:*

Mr. Poon Yan Wai  
Ms. Wan Choi Ha  
Mr. Wong Tak Ming, Gary