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# 中金投集团

China Financial Services Holdings Ltd

## China Financial Services Holdings Limited

*(Incorporated in Hong Kong with limited liability)*

(Stock Code: 605)

### DISCLOSEABLE TRANSACTION PROVISION OF FINANCIAL ASSISTANCE

#### PROVISION OF FINANCIAL ASSISTANCE

The Board is pleased to announce that on 25 May 2023, the New Loan Agreement was entered into between UDSL as the lender and Customer C as the Borrower, pursuant to which UDSL has agreed to grant the New Loan to the Borrower for a principal amount of RMB10,000,000 for one year term.

Prior to the entering into of the New Loan Agreement, UDSL, as lender, has entered into the Previous Loan Agreement for the grant of a secured loan to the Borrower for a principal amount of RMB10,000,000 for one year term on 25 April 2023. Details of the Previous Loan Agreement have been previously disclosed in the announcement of the Company dated 25 April 2023.

Upon the drawdown of the New Loan, UDSL has granted two secured loans in an aggregate amount of RMB20,000,000 to the Borrower.

#### LISTING RULES IMPLICATIONS

As an applicable percentage ratio under Rule 14.07 of the Listing Rules in respect of the New Loan and the Previous Loan granted to the Borrower in aggregate exceeds 5% but is less than 25%, the grant of the New Loan and the Previous Loan in aggregate constitutes a discloseable transaction for the Company and is subject to notification and announcement requirements under Chapter 14 of the Listing Rules.

## **PROVISION OF THE NEW LOAN**

The Board is pleased to announce that on 25 May 2023, the New Loan Agreement was entered into between UDSL as the lender and Customer C as the Borrower, pursuant to which UDSL has agreed to grant the New Loan to the Borrower for a principal amount of RMB10,000,000 for one year term.

Summarised below are the principal terms of the New Loan Agreement.

### **THE NEW LOAN AGREEMENT**

|                   |   |  |
|-------------------|---|--|
| Date of Agreement | : | 25 May 2023  |
| Lender            | : | UDSL   |
| Borrower          | : | Customer C   |
| Principal         | : | RMB10,000,000  |
| Interest rate     | : | 14.4% per annum  |
| Term              | : | 12 months commencing from the drawdown date  |
| Security          | : | A first legal charge mortgage in respect of a residential property located at Liangmaqiao Road, Chaoyang District, Beijing, with valuation conducted by an independent property valuer in Beijing with the amount of approximately RMB23,480,000 as at 23 May 2023 |
| Repayment         | : | the Borrower will repay the interest on a monthly basis with a principal amount to be repaid at maturity.  |

## **PROVISION OF THE PREVIOUS LOAN**

Prior to the entering into of the New Loan Agreement, UDSL, as lender, has entered into the Previous Loan Agreement for the grant of a secured loan to the Borrower for a principal amount of RMB10,000,000 for one year term on 25 April 2023.

Summarised below are the principal terms of the Previous Loan Agreement.

### **THE PREVIOUS LOAN AGREEMENT**

|                   |   |   |
|-------------------|---|---|
| Date of Agreement | : | 25 April 2023   |
| Lender            | : | UDSL  |
| Borrower          | : | Customer C  |
| Principal         | : | RMB10,000,000   |
| Interest rate     | : | 14.4% per annum   |
| Term              | : | 12 months commencing from the drawdown date   |
| Security          | : | A first legal charge mortgage in respect of a residential property located at Jianguomen Outer Street, Chaoyang District, Beijing, with valuation conducted by an independent property valuer in Beijing with the amount of approximately RMB16,260,000 as at 19 April 2023 |
| Repayment         | : | the Borrower will repay the interest on a monthly basis with a principal amount to be repaid at maturity.   |

Details of the Previous Loan Agreement have been previously disclosed in the announcement of the Company dated 25 April 2023.

## **INFORMATION ON THE CREDIT RISK RELATING TO THE NEW LOAN AND PREVIOUS LOAN**

The making of the New Loan and Previous Loan are collateralised against two residential properties. The collaterals provided by the Borrower for the New Loan and the Previous Loan are sufficient based on the value of the mortgaged properties for both loans as determined by an independent valuer.

The advances in respect of the New Loans are also made on the basis of the Company's credit assessments with reference to the facts that (i) the collaterals provided by the Borrower are at the prime site in Beijing; (ii) the Borrower's net worth is strong and solid to prove his repayment ability; and (iii) the relatively short term nature of the New Loan. After taking into account the factors as disclosed above in assessing the risks of the relevant advances, the Company considers that the risks involved in the advances to the Borrower are manageable.

## **FUNDING OF THE NEW LOAN**

The Group will finance the New Loan with the Company's general working capital.

## **INFORMATION ON THE BORROWER**

Customer C is an individual who is a merchant and is a repeated customer of the Group with outstanding loan with UDSL, prior to the grant of the New Loan, of RMB10,000,000 and there is no record of default as at the date of this announcement. To the best of the knowledge, information and belief of the Directors having made all reasonable enquiry, the Borrower is an Independent Third Party and not connected with the Group.

## **INFORMATION ON THE GROUP AND THE LENDER**

The Company is an investment holding company. The Group is principally engaged in provision of financial services in HK and the PRC. UDSL, as the lender of the New Loan and the Previous Loan, is a wholly-owned subsidiary of the Company.

## **REASONS FOR ENTERING INTO THE NEW LOAN AGREEMENT**

Taking into account the principal business activities of the Group, the grant of the New Loan to the Borrower is in the ordinary and usual course of business of the Group.

The terms of the New Loan Agreement, including the interest rate applicable, were negotiated on an arm's length basis between UDSL and the Borrower, having taken into account the prevailing market terms and practice of transactions of similar nature. The Directors consider that the grant of the New Loan is a financial assistance provided by the Group within the meaning of the Listing Rules. The Directors are of the view that the terms of the New Loan Agreement were entered into on normal commercial terms based on the Group's credit policy. Taking into account the satisfactory financial background of the Borrower and that a stable revenue and cashflow stream from the interest income is expected, the Directors consider that the terms of the New Loan Agreement are fair and reasonable and the entering into of the New Loan Agreement is in the interests of the Company and its Shareholders as a whole.

## **LISTING RULES IMPLICATIONS**

As an applicable percentage ratio under Rule 14.07 of the Listing Rules in respect of the New Loan and the Previous Loan granted to the Borrower in aggregate exceeds 5% but is less than 25%, the grant of the New Loan and the Previous Loan in aggregate constitutes a discloseable transaction for the Company and is subject to notification and announcement requirements under Chapter 14 of the Listing Rules.

## **DEFINITIONS**

In this announcement, the following expressions have the following meanings:

|               |   |
|---------------|---|
| “Board”       | the board of Directors  |
| “Borrower”    | Customer C  |
| “Company”     | China Financial Services Holdings Limited, a company incorporated in Hong Kong with limited liability, the shares of which are listed on the Main Board of the Stock Exchange |
| “Customer C”  | Mr. Xin Guijun (忻貴軍), the borrower under the New Loan Agreement and the Previous Loan Agreement, being an individual who is an Independent Third Party                        |
| “Director(s)” | the 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 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 in the Listing Rules)   |
| “Listing Rules”                | the Rules Governing the Listing of Securities on the Stock Exchange  |
| “PRC”                          | People’s Republic of China, for the purpose of this announcement, does not include Hong Kong and Macau   |
| “the Previous Loan”            | the first legal charge mortgage loan in the amount of RMB10,000,000 granted to the Borrower under the Previous Loan Agreement  |
| “the Previous Loan Agreement”  | the loan agreement made between UDSL and the Borrower on 25 April 2023, particulars of which are stated in the section headed “the Previous Loan Agreement” in this announcement   |
| “RMB”                          | Renminbi, the lawful currency of the PRC   |
| “Share(s)”                     | share(s) in the share capital of the Company   |
| “Shareholder(s)”               | holder(s) of the Share(s)  |
| “Stock Exchange”               | The Stock Exchange of Hong Kong Limited  |
| “the New Loan”                 | the first legal charge mortgage loan in the amount of RMB10,000,000 granted to the Borrower under the New Loan Agreement   |
| “the New Loan Agreement”       | the loan agreement made between UDSL and the Borrower for the New Loan on 25 May 2023, particulars of which are stated in the section headed “the New Loan Agreement” in this announcement                               |
| “UDSL”                         | CFSH Urban Development (Beijing) Small Loan Co., Ltd. (北京中金城開小額貸款有限公司), is a wholly-foreign-owned enterprise established in the PRC whose principal business is the provision of loans to individuals and SME in Beijing |

By Order of the Board  
**China Financial Services Holdings Limited**  
**Chung Chin Keung**  
*Company Secretary*

Hong Kong, 25 May 2023

As at the date of this announcement, the directors of the Company are:

*Executive Director:*

Mr. Zhang Min (*Chief Executive Officer*)

*Non-executive Director:*

Mr. Tao Chun

*Independent Non-executive Directors:*

Mr. John Paul Ribeiro

Mr. Zhang Kun

Mr. Chan Chun Keung

Mr. Lee Ka Wai

Madam Zhan Lili