

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



JF Wealth Holdings Ltd

九方财富控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 9636)

CONNECTED TRANSACTIONS PROPERTY LEASING AGREEMENTS

INTRODUCTION

Property Leasing Agreements

As of the date of this announcement, certain subsidiaries of the Company have entered into ten property leasing agreements with Shanghai Xieyu, in particular, (i) Shanghai Fudong and Shanghai Xieyu entered into the Property Leasing Agreement I, Property Leasing Agreement II, Property Leasing Agreement III and Property Leasing Agreement IV; (ii) Shanghai Shangjie and Shanghai Xieyu entered into the Property Leasing Agreement V and Property Leasing Agreement VI; (iii) Shanghai Yingma and Shanghai Xieyu entered into the Property Leasing Agreement VII; and (iv) Shanghai Jiufangyun and Shanghai Xieyu entered into the Property Leasing Agreement VIII, Property Leasing Agreement IX and Property Leasing Agreement X.

Listing Rules Implications

As at the date of this announcement, Shanghai Xieyu is an associate of Mr. CHEN Wenbin, a Director and one of the controlling shareholders of the Company. Accordingly, Shanghai Xieyu is a connected person of the Company and the transactions contemplated under the Property Leasing Agreements constitute connected transactions pursuant to Chapter 14A of the Listing Rules.

In accordance with HKFRS 16 “Leases”, the Group will recognize the value of the right-of-use assets on its consolidated statement of financial position in respect of the lease of properties under the Property Leasing Agreements. Accordingly, the transactions contemplated under the Property Leasing Agreements are regarded as acquisitions of assets by the Group which constitute one-off connected transactions under Chapter 14A of the Listing Rules. The total value of the right-of-use assets to be recognized by the Group under the Property Leasing Agreements is expected to be approximately RMB13,664,272, which includes the present value of lease payments made or to be made under the Property Leasing Agreements in accordance with HKFRS 16 “Leases”.

According to Rule 14A.81 of the Listing Rules, all transactions contemplated under the Property Leasing Agreements should be aggregated. As the highest applicable percentage ratio for the Property Leasing Agreements is more than 0.1% but less than 5%, the transactions contemplated under the Property Leasing Agreements are subject to the reporting and announcement requirements but exempt from the independent shareholders’ approval requirements under Chapter 14A of the Listing Rules.

INTRODUCTION

As of the date of this announcement, certain subsidiaries of the Company have entered into ten property leasing agreements with Shanghai Xieyu, in particular, (i) Shanghai Fudong and Shanghai Xieyu entered into the Property Leasing Agreement I, Property Leasing Agreement II, Property Leasing Agreement III and Property Leasing Agreement IV; (ii) Shanghai Shangjie and Shanghai Xieyu entered into the Property Leasing Agreement V and Property Leasing Agreement VI; (iii) Shanghai Yingma and Shanghai Xieyu entered into the Property Leasing Agreement VII; and (iv) Shanghai Jiufangyun and Shanghai Xieyu entered into the Property Leasing Agreement VIII, Property Leasing Agreement IX and Property Leasing Agreement X.

Set out below is a summary of the principal terms of the Property Leasing Agreements:

1. PROPERTY LEASING AGREEMENT I

Lessee	Shanghai Fudong, an indirect wholly-owned subsidiary of the Company
Lessor	Shanghai Xieyu, an associate of Mr. CHEN Wenbin
Date	April 17, 2023
Lease term	From April 17, 2023 to June 30, 2023
Property leased	The premises are located at Rooms 301-304 and 306, No.18 and 23, Lane 399, Huiheng Road, Xujing Town, Qingpu District, Shanghai, the PRC (中國上海市青浦區徐涇鎮會恆路399弄18及23號301-304及306室) with a gross floor area of 1,570.97 sq.m.
Monthly rental	RMB238,918.35
Other terms and conditions	<p>The rentals are payable in cash before the 10th day of each quarter. To renew the Property Leasing Agreement I, Shanghai Fudong may give at least three months' notice before the expiry of the Property Leasing Agreement I to Shanghai Xieyu. The renewal of the Property Leasing Agreement I shall be subject to the consent of Shanghai Xieyu.</p> <p>Shanghai Fudong shall be responsible for the management fee or other expenses incurred by Shanghai Fudong at the premises under Property Leasing Agreement I. The rentals and other expenses under the Property Leasing Agreement I have been paid as at the date of this announcement.</p>

2. PROPERTY LEASING AGREEMENT II

Lessee	Shanghai Fudong, an indirect wholly-owned subsidiary of the Company
Lessor	Shanghai Xieyu, an associate of Mr. CHEN Wenbin
Date	May 8, 2023
Lease term	From May 8, 2023 to August 7, 2023
Property leased	The premise is located at Room 802 (partial), No. 51, Lane 399, Huiheng Road, Xujing Town, Qingpu District, Shanghai, the PRC (中國上海市青浦區徐涇鎮會恆路399弄51號802室(部分)) with a gross floor area of 1,085.30 sq.m.
Monthly rental	RMB158,453.80
Other terms and conditions	<p>The rentals are payable in cash before the 10th day of each quarter. To renew the Property Leasing Agreement II, Shanghai Fudong may give at least three months' notice before the expiry of the Property Leasing Agreement II to Shanghai Xieyu. The renewal of the Property Leasing Agreement II shall be subject to the consent of Shanghai Xieyu.</p> <p>Shanghai Fudong shall be responsible for the management fee or other expenses incurred by Shanghai Fudong at the premise under Property Leasing Agreement II. The rentals and other expenses under the Property Leasing Agreement II have been paid as at the date of this announcement.</p>

3. PROPERTY LEASING AGREEMENT III

Lessee	Shanghai Fudong, an indirect wholly-owned subsidiary of the Company
Lessor	Shanghai Xieyu, an associate of Mr. CHEN Wenbin
Date	June 30, 2023
Lease term	From July 1, 2023 to June 30, 2024
Property leased	The premises are located at Room 1601, No. 51, Lane 399 Huiheng Road; 1/F, No. 413, Huiheng Road; 1/F, No. 7 and 8, Lane 399, Huiheng Road; 1/F, No. 9, 10 and 14, Lane 399, Huiheng Road; Room 101, No. 425, Huiheng Road; and 1/F, No. 431, Huiheng Road, Xujing Town, Qingpu District, Shanghai, the PRC (中國上海市青浦區徐涇鎮會恆路399弄51號1601室, 會恆路413號1層, 會恆路399弄7及8號1層, 會恆路399弄9, 10及14號1層, 會恆路425號101室, 及會恆路431號1層) with a gross floor area of 3,779.02 sq.m.

Monthly rental	RMB514,833.00
Other terms and conditions	<p>The rentals are payable in cash before the 10th day of each quarter. To renew the Property Leasing Agreement III, Shanghai Fudong may give at least three months' notice before the expiry of the Property Leasing Agreement III to Shanghai Xieyu. The renewal of the Property Leasing Agreement III shall be subject to the consent of Shanghai Xieyu.</p> <p>Shanghai Fudong shall be responsible for the management fee or other expenses incurred by Shanghai Fudong at the premises under Property Leasing Agreement III.</p>

4. PROPERTY LEASING AGREEMENT IV

Lessee	Shanghai Fudong, an indirect wholly-owned subsidiary of the Company
Lessor	Shanghai Xieyu, an associate of Mr. CHEN Wenbin
Date	June 30, 2023
Lease term	From August 8, 2023 to June 30, 2024
Property leased	The premise is located at Room 802 (partial), No.51, Lane 399, Huiheng Road, Xujing Town, Qingpu District, Shanghai, the PRC (中國上海市青浦區徐涇鎮會恆路399弄51號802室(部分)) with a gross floor area of 935.30 sq.m.
Monthly rental	RMB136,553.80
Other terms and conditions	<p>The rentals are payable in cash before the 10th day of each quarter. To renew the Property Leasing Agreement IV, Shanghai Fudong may give at least three months' notice before the expiry of the Property Leasing Agreement IV to Shanghai Xieyu. The renewal of the Property Leasing Agreement IV shall be subject to the consent of Shanghai Xieyu.</p> <p>Shanghai Fudong shall be responsible for the management fee or other expenses incurred by Shanghai Fudong at the premise under Property Leasing Agreement IV.</p>

5. PROPERTY LEASING AGREEMENT V

Lessee	Shanghai Shangjie, an indirect wholly-owned subsidiary of the Company
Lessor	Shanghai Xieyu, an associate of Mr. CHEN Wenbin
Date	May 8, 2023
Lease term	From May 8, 2023 to August 7, 2023
Property leased	The premise is located at Room 802 (partial), No. 51, Lane 399, Huiheng Road, Xujing Town, Qingpu District, Shanghai, the PRC (中國上海市青浦區徐涇鎮會恆路399弄51號802室(部分)) with a gross floor area of 800.00 sq.m.
Monthly rental	RMB116,800.00
Other terms and conditions	<p>The rentals are payable in cash before the 10th day of each quarter. To renew the Property Leasing Agreement V, Shanghai Shangjie may give at least three months' notice before the expiry of the Property Leasing Agreement V to Shanghai Xieyu. The renewal of the Property Leasing Agreement V shall be subject to the consent of Shanghai Xieyu.</p> <p>Shanghai Shangjie shall be responsible for the management fee or other expenses incurred by Shanghai Shangjie at the premise under Property Leasing Agreement V. The rentals and other expenses under the Property Leasing Agreement V have been paid as at the date of this announcement.</p>

6. PROPERTY LEASING AGREEMENT VI

Lessee	Shanghai Shangjie, an indirect wholly-owned subsidiary of the Company
Lessor	Shanghai Xieyu, an associate of Mr. CHEN Wenbin
Date	June 30, 2023
Lease term	From August 8, 2023 to June 30, 2024
Property leased	The premise is located at Room 802 (partial), No.51, Lane 399, Huiheng Road, Xujing Town, Qingpu District, Shanghai, the PRC (中國上海市青浦區徐涇鎮會恆路399弄51號802室(部分)) with a gross floor area of 950.00 sq.m.
Monthly rental	RMB138,700.00

Other terms and conditions The rentals are payable in cash before the 10th day of each quarter. To renew the Property Leasing Agreement VI, Shanghai Shangjie may give at least three months’ notice before the expiry of the Property Leasing Agreement VI to Shanghai Xieyu. The renewal of the Property Leasing Agreement VI shall be subject to the consent of Shanghai Xieyu.

Shanghai Shangjie shall be responsible for the management fee or other expenses incurred by Shanghai Shangjie at the premise under Property Leasing Agreement VI.

7. PROPERTY LEASING AGREEMENT VII

Lessee Shanghai Yingma, an indirect wholly-owned subsidiary of the Company

Lessor Shanghai Xieyu, an associate of Mr. CHEN Wenbin

Date May 1, 2023

Lease term from May 1, 2023 to June 30, 2023

Property leased The premise is located at Room 207, No.18 and 23, Lane 399, Huiheng Road, Xujing Town, Qingpu District, Shanghai, the PRC (中國上海市青浦區徐涇鎮會恆路399弄18及23號207室) with a gross floor area of 853.75 sq.m.

Monthly rental RMB116,857.03

Other terms and conditions The rentals are payable in cash before the 10th day of each quarter. To renew the Property Leasing Agreement VII, Shanghai Yingma may give at least three months’ notice before the expiry of the Property Leasing Agreement VII to Shanghai Xieyu. The renewal of the Property Leasing Agreement VII shall be subject to the consent of Shanghai Xieyu.

Shanghai Yingma shall be responsible for the management fee or other expenses incurred by Shanghai Yingma at the premise under Property Leasing Agreement VII. The rentals and other expenses under the Property Leasing Agreement VII have been paid as at the date of this announcement.

8. PROPERTY LEASING AGREEMENT VIII

Lessee	Shanghai Jiufangyun, an indirect wholly-owned subsidiary of the Company
Lessor	Shanghai Xieyu, an associate of Mr. CHEN Wenbin
Date	June 30, 2023
Lease term	From July 1, 2023 to June 30, 2024
Property leased	The premises are located at Rooms 301-304 and 306, No.18 and 23, Lane 399, Huiheng Road, Xujing Town, Qingpu District, Shanghai, the PRC (中國上海市青浦區徐涇鎮會恆路399弄18及23號301-304及306室) with a gross floor area of 1,570.97 sq.m.
Monthly rental	RMB238,918.35
Other terms and conditions	<p>The rentals are payable in cash before the 10th day of each quarter. To renew the Property Leasing Agreement VIII, Shanghai Jiufangyun may give at least three months' notice before the expiry of the Property Leasing Agreement VIII to Shanghai Xieyu. The renewal of the Property Leasing Agreement VIII shall be subject to the consent of Shanghai Xieyu.</p> <p>Shanghai Jiufangyun shall be responsible for the management fee or other expenses incurred by Shanghai Jiufangyun at the premises under Property Leasing Agreement VIII.</p>

9. PROPERTY LEASING AGREEMENT IX

Lessee	Shanghai Jiufangyun, an indirect wholly-owned subsidiary of the Company
Lessor	Shanghai Xieyu, an associate of Mr. CHEN Wenbin
Date	June 30, 2023
Lease term	From July 1, 2023 to June 30, 2024
Property leased	The premise is located at Room 207, No.18 and 23, Lane 399, Huiheng Road, Xujing Town, Qingpu District, Shanghai, the PRC (中國上海市青浦區徐涇鎮會恆路399弄18及23號207室) with a gross floor area of 853.75 sq.m.
Monthly rental	RMB116,857.03

Other terms and conditions The rentals are payable in cash before the 10th day of each quarter. To renew the Property Leasing Agreement IX, Shanghai Jiufangyun may give at least three months' notice before the expiry of the Property Leasing Agreement IX to Shanghai Xieyu. The renewal of the Property Leasing Agreement IX shall be subject to the consent of Shanghai Xieyu.

Shanghai Jiufangyun shall be responsible for the management fee or other expenses incurred by Shanghai Jiufangyun at the premise under Property Leasing Agreement IX.

10. PROPERTY LEASING AGREEMENT X

Lessee Shanghai Jiufangyun, an indirect wholly-owned subsidiary of the Company

Lessor Shanghai Xieyu, an associate of Mr. CHEN Wenbin

Date June 30, 2023

Lease term From July 1, 2023 to June 30, 2024

Property leased The premise is located at Room 103, No.51, Lane 399, Huiheng Road, Xujing Town, Qingpu District, Shanghai, the PRC (中國上海市青浦區徐涇鎮會恆路399弄51號103室) with a gross floor area of 30.60 sq.m.

Monthly rental RMB4,188.38

Other terms and conditions The rentals are payable in cash before the 10th day of each quarter. To renew the Property Leasing Agreement X, Shanghai Jiufangyun may give at least three months' notice before the expiry of the Property Leasing Agreement X to Shanghai Xieyu. The renewal of the Property Leasing Agreement X shall be subject to the consent of Shanghai Xieyu.

Shanghai Jiufangyun shall be responsible for the management fee or other expenses incurred by Shanghai Jiufangyun at the premise under Property Leasing Agreement X.

BASIS OF RENTALS

The terms including respective monthly rentals payable by the Group under each of the Property Leasing Agreements are determined after arm's length negotiations between the parties thereto with reference to the prevailing market rates of comparable properties available to Independent Third Parties and considering various commercial factors including the location, quality and size of the properties.

REASONS FOR AND BENEFITS FOR ENTERING INTO THE PROPERTY LEASING AGREEMENTS

The Group has historically leased certain properties from Shanghai Xieyu as offices. To facilitate the enlarged number of employees, it is necessary to expand the Group's existing office premises. Compared with Independent Third Parties, Shanghai Xieyu has a better understanding of the Group's property requirements in relation to office premises. In addition, to accommodate the temporary increase in the number of employees and in light of the uncertain lease term, temporary leases close to the existing office premises could avoid unnecessary disruptions to the Group's normal business operation and unnecessary costs compared to relocating current offices to a larger premises for all employees.

OPINION FROM THE BOARD

The Directors (including all the independent non-executive Directors) are of the view that the terms of the Property Leasing Agreements are fair and reasonable, and the transactions contemplated under the Property Leasing Agreements are on normal commercial terms or better and are conducted in the ordinary and usual course of business of the Group, and are in the interests of the Company and its shareholders as a whole.

Mr. CHEN Wenbin, being a Director, is the spouse of a limited partner holding over 30% interest in the controlling shareholder of Shanghai Xieyu and has therefore abstained from voting on the relevant Board resolutions approving each of the Property Leasing Agreements. Due to the act-in-concert arrangement among Mr. CHEN Wenbin, Mr. YAN Ming and Ms. CHEN Ningfeng, Mr. YAN Ming and Ms. CHEN Ningfeng have also abstained from voting on the relevant Board resolutions approving each of the Property Leasing Agreements. To the best knowledge, information and belief of the Directors after having made all reasonable enquiries, no other Director has material interest in the Property Leasing Agreements and will be required to abstain from voting on the relevant Board resolution approving each of the Property Leasing Agreements.

INFORMATION OF THE PARTIES

The Group

The Group is a leading online investment decision-making solution provider in the PRC with a focus on the online investor content service market. The Group offers various softwares to help individual investors better understand the financial market and make investment plans or decisions.

Shanghai Fudong

Shanghai Fudong is a company established in the PRC on October 10, 2009, and an indirect wholly-owned subsidiary of the Company, which is principally engaged in providing promotion services.

Shanghai Shangjie

Shanghai Shangjie is a company established in the PRC on April 30, 2021 and an indirect wholly-owned subsidiary of the Company, which is principally engaged in cultivating key opinion leaders for online marketing and operation services.

Shanghai Yingma

Shanghai Yingma is a company established in the PRC on October 19, 2018, and an indirect wholly owned subsidiary of the Company, which is principally engaged in providing operation and maintenance supporting services.

Shanghai Jiufangyun

Shanghai Jiufangyun is a company incorporated in the PRC on August 19, 1996, and an indirect wholly-owned subsidiary of the Company, which is principally engaged in providing online investment decision-making solutions for investors through software.

Shanghai Xieyu

Shanghai Xieyu is a company established in the PRC on September 22, 2015, and an associate of Mr. CHEN Wenbin. Shanghai Xieyu is principally engaged in commercial real estate leasing.

As at the date of this announcement, Shanghai Xieyu is held by Shanghai Xieyu Chuanzhang Investment Management Partnership (Limited Partnership) (上海蟹嶼船長投資管理合夥企業(有限合夥)) (“**Xieyu Investment**”), Shanghai Xieyu Sanma Investment Management Partnership (Limited Partnership) (上海蟹嶼船長參碼投資管理合夥企業(有限合夥)) (“**Xieyu Sanma**”) and Shanghai Xieyu Chuanzhang Asset Management Co., Ltd. (“**Xieyu Asset**”) as to 50%, 49% and 1%, respectively.

The general partner of both Xieyu Investment and Xieyu Sanma is Xieyu Asset. Xieyu Asset is a company established in the PRC on February 13, 2015 and is held by two Independent Third Parties, namely Mr. ZHANG Haifeng (張海峰) and Mr. LIU Haifeng (劉海峰) as to 73% and 27%, respectively.

Xieyu Investment is held by its general partner, Xieyu Asset, and two limited partners, namely Shanghai Xieyu Yima Investment Management Partnership (Limited Partnership) (上海蟹嶼船長壹碼投資管理合夥企業(有限合夥)) (“**Xieyu Yima**”) and Shanghai Xieyu Erma Investment Management Partnership (Limited Partnership) (上海蟹嶼船長貳碼投資管理合夥企業(有限合夥)) (“**Xieyu Erma**”), as to 1%, 69% and 30%, respectively. Xieyu Yima is held by its general partner, Xieyu Asset, one limited partner namely Ms. XU Ting (徐婷, the spouse of Mr. CHEN Wenbin, a Director and one of the controlling shareholders of the Company) and two other limited partners who are Independent Third Parties as to 1%, 39.6%, 29.7% and 29.7%, respectively. Xieyu Erma is held by Xieyu Yima and Xieyu Asset as to 99% and 1%. Xieyu Sanma is held by Xieyu Yima and Xieyu Asset as to 99% and 1%. To the best of the Directors’ knowledge, information and belief having made all reasonable enquiries, as at the date of this announcement, Xieyu Yima is a connected person of the Company and the ultimate beneficial owners of Xieyu Asset are third parties independent of the Company and connected persons of the Company.

LISTING RULES IMPLICATIONS

As at the date of this announcement, Shanghai Xieyu is an associate of Mr. CHEN Wenbin, a Director and one of the controlling shareholders of the Company. Accordingly, Shanghai Xieyu is a connected person of the Company and the transactions contemplated under the Property Leasing Agreements constitute connected transactions pursuant to Chapter 14A of the Listing Rules.

In accordance with HKFRS 16 “Leases”, the Group will recognize the value of the right-of-use assets on its consolidated statement of financial position in respect of the lease of properties under the Property Leasing Agreements. Accordingly, the transactions contemplated under the Property Leasing Agreements are regarded as acquisitions of assets by the Group which constitute one-off connected transactions under Chapter 14A of the Listing Rules. The total value of the right-of-use assets to be recognized by the Group under the Property Leasing Agreements is expected to be approximately RMB13,664,272, which includes the present value of lease payments made or to be made under the Property Leasing Agreements in accordance with HKFRS 16 “Leases”.

According to Rule 14A.81 of the Listing Rules, all transactions contemplated under the Property Leasing Agreements should be aggregated. As the highest applicable percentage ratio for the Property Leasing Agreements is more than 0.1% but less than 5%, the transactions contemplated under the Property Leasing Agreements are subject to the reporting and announcement requirements but exempt from the independent shareholders’ approval requirements under Chapter 14A of the Listing Rules.

DEFINITION

In this announcement, unless the context otherwise requires, the following terms shall have the following meanings.

“associate”	has the meaning ascribed to it under the Listing Rules
“Board”	the board of Directors
“Company”	JF Wealth Holdings Ltd (九方财富控股有限公司), an exempted company incorporated in the Cayman Islands with limited liability on May 3, 2021, 1, with its shares listed on the Main Board of the Stock Exchange on March 10, 2023 under the stock code 9636
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“controlling shareholder”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	director(s) of the Company
“Group”	the Company and its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Independent Third Parties”	any entity or person who, to the best of the Directors’ knowledge, information and belief, having made all reasonable enquiries, is not a connected person of the Company within the meaning ascribed thereto under the Listing Rules

“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Main Board”	the stock market (excluding the option market) operated by the Stock Exchange which is independent from and operated in parallel with the Growth Enterprise Market of the Stock Exchange
“PRC”	the People’s Republic of China, and for the purposes of this announcement only, excluding Hong Kong, Macau, and Taiwan
“Property Leasing Agreement I”	a property leasing agreement entered into between Shanghai Fudong and Shanghai Xieyu on April 17, 2023, pursuant to which Shanghai Fudong agreed to lease certain property from Shanghai Xieyu for a term from April 17, 2023 to June 30, 2023
“Property Leasing Agreement II”	a property leasing agreement entered into between Shanghai Fudong and Shanghai Xieyu on May 8, 2023, pursuant to which Shanghai Fudong agreed to lease certain property from Shanghai Xieyu for a term from May 8, 2023 to August 7, 2023
“Property Leasing Agreement III”	a property leasing agreement entered into between Shanghai Fudong and Shanghai Xieyu on June 30, 2023, pursuant to which Shanghai Fudong agreed to lease certain property from Shanghai Xieyu for a term from July 1, 2023 to June 30, 2024
“Property Leasing Agreement IV”	a property leasing agreement entered into between Shanghai Fudong and Shanghai Xieyu on June 30, 2023, pursuant to which Shanghai Fudong agreed to lease certain property from Shanghai Xieyu for a term from August 8, 2023 to June 30, 2024
“Property Leasing Agreement V”	a property leasing agreement entered into between Shanghai Shangjie and Shanghai Xieyu on May 8, 2023, pursuant to which Shanghai Shangjie agreed to lease certain property from Shanghai Xieyu for a term from May 8, 2023 to August 7, 2023
“Property Leasing Agreement VI”	a property leasing agreement entered into between Shanghai Shangjie and Shanghai Xieyu on June 30, 2023, pursuant to which Shanghai Shangjie agreed to lease certain property from Shanghai Xieyu for a term from August 8, 2023 to June 30, 2024
“Property Leasing Agreement VII”	a property leasing agreement entered into between Shanghai Yingma and Shanghai Xieyu on May 1, 2023, pursuant to which Shanghai Yingma agreed to lease certain property from Shanghai Xieyu for a term from May 1, 2023 to June 30, 2023
“Property Leasing Agreement VIII”	a property leasing agreement entered into between Shanghai Jiufangyu and Shanghai Xieyu on June 30, 2023, pursuant to which Shanghai Jiufangyu agreed to lease certain property from Shanghai Xieyu for a term from July 1, 2023 to June 30, 2024

“Property Leasing Agreement IX”	a property leasing agreement entered into between Shanghai Jiufangyu and Shanghai Xieyu on June 30, 2023, pursuant to which Shanghai Jiufangyu agreed to lease certain property from Shanghai Xieyu for a term from July 1, 2023 to June 30, 2024
“Property Leasing Agreement X”	a property leasing agreement entered into between Shanghai Jiufangyu and Shanghai Xieyu on June 30, 2023, pursuant to which Shanghai Jiufangyu agreed to lease certain property from Shanghai Xieyu for a term from July 1, 2023 to June 30, 2024
“Property Leasing Agreements”	the Property Leasing Agreement I, the Property Leasing Agreement II, Property Leasing Agreement III, the Property Leasing Agreement IV, the Property Leasing Agreement V, the Property Leasing Agreement VI, the Property Leasing Agreement VII, the Property Leasing Agreement VIII, the Property Leasing Agreement IX and the Property Leasing Agreement X
“RMB”	Renminbi, the lawful currency of the PRC
“Shanghai Fudong”	Shanghai Fudong Culture Media Co., Ltd. (上海富動文化傳媒有限公司), a company established in the PRC on October 10, 2009, and an indirect wholly-owned subsidiary of the Company
“Shanghai Jiufangyun”	Shanghai Jiufangyun Intelligent Technology Co., Ltd. (上海九方雲智能科技有限公司), (formerly known as Shanghai Xinhuitong Investment Consulting Co., Ltd. (上海新匯通投資顧問有限公司), Xiamen Xinhuitong Investment Consulting Co., Ltd. (廈門市新匯通投資諮詢有限公司) and Xiamen Bubutong Mobile Phone Accessories Co., Ltd. (廈門市步步通移動電話配件有限公司)), a company established in the PRC on August 19, 1996, and an indirect wholly-owned subsidiary of the Company
“Shanghai Shangjie”	Shanghai Shangjie Network Technology Co., Ltd. (上海熵界網路科技有限公司), a company established in the PRC on April 30, 2021 and an indirect wholly-owned subsidiary of the Company
“Shanghai Xieyu”	Shanghai Xieyu Chuanzhang Property Co., Ltd. (上海蟹嶼船長置業有限公司), a company established in the PRC on September 22, 2015 and an associate of Mr. CHEN Wenbin
“Shanghai Yingma”	Shanghai Yingma Computer Network Technology Co., Ltd. (上海贏馬計算機網絡科技有限公司), a company established in the PRC on October 19, 2018, and an indirect wholly owned subsidiary of the Company

“sq.m.”	square metres
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“subsidiary(ies)”	has the meaning ascribed to it under the Listing Rules
“%”	per cent

The English translation of the PRC entities, enterprises, nationals, facilities, regulations in Chinese or another language included in this announcement is for identification purposes only. To the extent there is any inconsistency between the Chinese names of the PRC entities, enterprises, nationals, facilities, regulations and their English translations, the Chinese names shall prevail.

By order of the Board
JF Wealth Holdings Ltd
CHEN Wenbin
Chairman of the Board

Shanghai, China, June 30, 2023

As of the date of this supplemental announcement, the non-executive Directors are Mr. CHEN Wenbin, Mr. YAN Ming, Ms. CHEN Ningfeng and Mr. CHEN Jigeng, the executive Director is Mr. CAI Zi and the independent non-executive Directors are Dr. ZHAO Guoqing, Mr. FAN Yonghong and Mr. TIAN Shu.