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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 15 September 2023, the Loan Agreement B was entered into between UDSL as the lender and Customer AE and Customer AF as the Borrowers and Customer AG as the guarantor (the “Guarantor”). Pursuant to the Loan Agreement B, UDSL has agreed to grant the Loan B to the Borrowers for a principal amount of RMB4,000,000 for one year term.

Prior to the entering into of the Loan Agreement B, UDSL, as lender, has entered into the Loan Agreement A for the grant of a secured loan to the Customer AG for a principal amount of RMB4,000,000 for one year term on 3 July 2023 and the outstanding principal amount of the Loan Agreement A as at the date of this announcement is RMB4,000,000.

#### LISTING RULES IMPLICATIONS

As each of the Borrowers and Guarantor is associated with each other (details of their relationship are set out in the section headed “Information on the Borrowers and Guarantor” in this announcement), the grant of Loan B requires aggregation with Loan A under Rule 14.22 of the Listing Rules.

As an applicable percentage ratio under Rule 14.07 of the Listing Rules in respect of both Loan A and Loan B granted to the Guarantor B and the Borrowers respectively in aggregate exceeds 5% but is less than 25%, the grant of Loan B to the Borrowers, in aggregation with Loan A, 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 LOAN B**

The Board is pleased to announce that on 15 September 2023, the Loan Agreement B was entered into between UDSL as the lender and Customer AE and Customer AF as the Borrowers and Customer AG as the Guarantor. Pursuant to the Loan Agreement B, UDSL has agreed to grant the Loan B to the Borrowers for a principal amount of RMB4,000,000 for one year term.

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

### **THE LOAN AGREEMENT B**

Date of Agreement	:	15 September 2023
Lender	:	UDSL
Borrowers	:	Customer AE and Customer AF
Principal	:	RMB4,000,000
Interest rate	:	21.6% per annum
Term	:	12 months commencing from the drawdown date
Security	:	(i) A first legal charge mortgage in respect of a residential property located at Haidian District, Beijing, with valuation conducted by an independent property valuer in Beijing with the amount of approximately RMB5,550,000 as at 5 September 2023  (ii) Corporate guarantee executed by the Customer AG in favour of UDSL, pursuant to which the Customer AG shall guarantee the repayment obligations of the Borrowers under the Loan Agreement B
Repayment	:	the Borrowers will repay the interest on a monthly basis with a principal amount to be repaid at maturity.

## PROVISION OF THE LOAN A

Prior to the entering into of the Loan Agreement B, UDSL, as lender, has entered into the Loan Agreement A for the grant of a secured loan to the Customer AG (the Guarantor of the Loan Agreement B) for a principal amount of RMB4,000,000 for one year term on 3 July 2023.

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

### THE LOAN AGREEMENT A

Date of Agreement	:	3 July 2023
Lender	:	UDSL
Principal	:	RMB4,000,000
Interest rate	:	21.6% per annum
Term	:	12 months commencing from the drawdown date
Security	:	(i) A first legal charge mortgage in respect of a residential property located at Chaoyang District, Beijing, with valuation conducted by an independent property valuer in Beijing with the amount of approximately RMB5,830,000 as at 30 June, 2023  (ii) Personal guarantee executed by Mr. Jin Shui Ming (靳水明) (“Mr. Jin”) in favour of UDSL, pursuant to which Mr. Jin shall guarantee the repayment obligations of the Customer AG
Repayment	:	Customer AG will repay the interest on a monthly basis with a principal amount to be repaid at maturity.

## **INFORMATION ON THE CREDIT RISK RELATING TO THE LOANS**

The making of each Loan A and Loan B is collateralised against a residential property. The collaterals provided by the Guarantor and Borrowers for the Loan A and Loan B respectively are sufficient based on the value of the mortgaged property for both Loan A and Loan B as determined by an independent valuer.

The advances in respect of both Loan A and Loan B are also made on the basis of the Company's credit assessments with reference to the facts that (i) the collaterals provided by the Guarantor and the Borrowers are at the prime site in Beijing; (ii) the net worth of the Guarantor and the Borrowers is strong and solid to prove their repayment ability; and (iii) the relatively short term nature of both Loan A and Loan B. 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 Guarantor and the Borrowers are manageable.

## **FUNDING OF THE LOAN A AND LOAN B**

The Group will finance both Loan A and Loan B with the Company's general working capital.

## **INFORMATION ON THE BORROWERS AND GUARANTOR**

Customer AE and Customer AF are PRC individuals who are involved in the construction industry. Customer AE is the spouse of Customer AF. Mr. Jin is a merchant who is engaged in construction industry. Guarantor is a limited company established in the PRC whose principal business is the provision of construction service.

Each of Customer AE, Customer AF and Mr. Jin is associated with each other. The Borrowers and the Guarantor were approached by the Group through its network. To the best of the knowledge, information and belief of the Directors having made all reasonable enquiry, the Borrowers, the Guarantor and all its ultimate beneficial owners are Independent Third Parties 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 both Loan A and Loan B, is a wholly-owned subsidiary of the Company.

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

Taking into account the principal business activities of the Group, the grant of both Loan A and Loan B to the Guarantor and the Borrowers is in the ordinary and usual course of business of the Group.

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

## **LISTING RULES IMPLICATIONS**

As each of the Borrowers and Guarantor is associated with each other (details of their relationship are set out in the section headed "Information on the Borrowers and Guarantor" in this announcement), the grant of Loan B requires aggregation with Loan A under Rule 14.22 of the Listing Rules.

As an applicable percentage ratio under Rule 14.07 of the Listing Rules in respect of both Loan A and Loan B granted to the Borrowers and Guarantor exceeds 5% but is less than 25%, the grant of Loan B to the Borrowers, in aggregation with Loan A, 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
"Borrowers"	Customer AE and Customer AF
"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 AE"	Mr. Xu Bo (徐博), an individual who is an Independent Third Party and is the spouse of Customer AF

“Customer AF”	Ms. Li Ke (李珂), an individual who is an Independent Third Party and is the spouse of Customer AE
“Customer AG/Guarantor”	北京城健五維建設有限公司 is a limited liability company established in the PRC whose principal business is the provision of constructive service. The ultimate effective shareholding of Guarantor is 49.43%, 26.15%, 14.46%, 5.54%, 2.48% and 1.94% owned by Mr. Jin, 北京城建集團有限責任公司 which is owned by the People’s Government of Beijing Municipality, Ms. Xia Jing Jing (夏晶晶), Ms. Fu Ai Rong (付愛榮), Mr. Tong Gao Ting (童高庭) and Mr. Li Hui Jie (李會杰) respectively. They are Independent Third Parties
“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 PRC
“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 the Macao Special Administrative Region of the PRC and Taiwan
“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 Loan A”	the first legal charge mortgage loan in the amount of RMB4,000,000 granted to the Guarantor under the Loan Agreement A
“the Loan Agreement A”	the loan agreement made between UDSL and the Guarantor on 3 July 2023

“the Loan B”	the first legal charge mortgage loan in the amount of RMB4,000,000 granted to the Borrowers under the Loan Agreement B
“the Loan Agreement B”	the loan agreement made between UDSL and the Borrowers for the Loan B on 15 September 2023
“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, 15 September 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