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DISCLOSEABLE TRANSACTION PROVISION OF FINANCIAL ASSISTANCE

PROVISION OF FINANCIAL ASSISTANCE

The Board is pleased to announce that on 25 January 2024, the New Loan Agreement was entered into between UDSL as the lender and Customer P as the Borrower, pursuant to which UDSL has agreed to grant the New Loan to the Borrower for a principal amount of RMB13,000,000 for six months term.

Prior to the entering into of the New Loan Agreement, BZPC has entered into the Previous Loan Agreement for the grant of a secured loan in the amount of RMB22,500,000 for six months term to the Borrower on 12 June 2023, and the Borrower fully repaid the Previous Loan on 16 August 2023. Details of the Previous Loan Agreement have been previously disclosed in the announcement of the Company dated 12 June 2023.

LISTING RULES IMPLICATIONS

As an applicable percentage ratio under Rule 14.07 of the Listing Rules in respect of the New Loan granted to the Borrower exceeds 5% but is less than 25%, the grant of the New Loan 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 January 2024, the New Loan Agreement was entered into between UDSL as the lender and Customer P as the Borrower, pursuant to which UDSL has agreed to grant the New Loan to the Borrower for a principal amount of RMB13,000,000 for six months term.

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

THE NEW LOAN AGREEMENT

Date of Agreement	:	25 January 2024
Lender	:	UDSL
Borrower	:	Customer P
Principal	:	RMB13,000,000
Interest rate	:	16.8% per annum
Term	:	6 months commencing from the drawdown date
Security	:	A first legal charge mortgage in respect of a service apartment located at Chaoyang District, Beijing, with valuation conducted by an independent property valuer in Beijing with the amount of approximately RMB32,750,000 as at 18 January 2024
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 12 June 2023.

INFORMATION ON THE CREDIT RISK RELATING TO THE NEW LOAN

The making of the New Loan is collateralised against one service apartment. The collateral provided by the Borrower for the New Loan is sufficient based on the value of the mortgaged property for the New Loan as determined by an independent valuer.

The advances in respect of the New Loan are also made on the basis of the Company's credit assessments with reference to the facts that (i) the collateral provided by the Borrower is at the prime site in Beijing; (ii) the Borrower is a repeated customer and its net worth is strong and solid to prove its repayment ability; (iii) the repayment records for Previous Loan are satisfactory; and (iv) 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 P is a limited liability company established in the PRC whose principal business is the provision of trade and logistics services. The Borrower is a repeated customer of the Group. To the best of the knowledge, information and belief of the Directors having made all reasonable enquiry, the Borrower and its ultimate beneficial owner are Independent Third Parties and not connected with the Group.

INFORMATION ON THE GROUP AND THE LENDERS

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 is a wholly-owned subsidiary controlled by 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 granted to the Borrower exceeds 5% but is less than 25%, the grant of the New Loan 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 P
“BZPC”	Beijing Zhongjintou Pawnshop Co., Ltd (北京中金投典當行有限公司), is a limited liability company established in the PRC whose principal business is the provision of loans to individuals and SME in Beijing
“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 P”	北京新投華瀛科技有限公司, is a limited liability company established in the PRC whose principal business is the provision of trade and logistics services. It is ultimately beneficially owned by Ms. Cao Xiaoyu (曹小鈺) who is a merchant
“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
“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 RMB13,000,000 granted to the Borrower under the New Loan Agreement
“the New Loan Agreement”	the loan agreement made between UDSL and the Borrower for the Loan on 25 January 2024
“the Previous Loan”	the first legal charge mortgage loan in the amount of RMB22,500,000 granted to the Borrower under the Previous Loan Agreement
“the Previous Loan Agreement”	the loan agreement made between BZPC and the Borrower for the Loan on 12 June 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, 25 January 2024

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