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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 12 December 2024, the New Loan Agreement was entered into between SZCG as the lender and Customer I as the Borrower, pursuant to which SZCG has agreed to grant the New Loan to the Borrower for a principal amount of RMB20,000,000 to settle the outstanding principal amount of the Previous Loans for one year term.

Prior to the entering into of the New Loan Agreement, the Previous Loan Agreements were entered among SZCG as the lender and Customer I as the Borrower for the grant of two secured loans in the aggregate amount of RMB 22,000,000 for six months term and the aggregate outstanding principal amount of the Previous Loans as at the date of this announcement is RMB20,000,000. Details of the Previous Loan Agreements has been previously disclosed in the announcement of the Company dated 20 September 2023.

### **LISTING RULES IMPLICATIONS**

As two applicable percentage ratios 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 12 December 2024, the New Loan Agreement was entered into between SZCG as the lender and Customer I as the Borrower, pursuant to which SZCG has agreed to grant the New Loan to the Borrower for a principal amount of RMB20,000,000 to settle the outstanding principal amount of the Previous Loans for one year term.

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

### **THE NEW LOAN AGREEMENT**

|                   |   |  |
|-------------------|---|--|
| Date of Agreement | : | 12 December 2024   |
| Lender            | : | SZCG   |
| Borrower          | : | Customer I   |
| Principal         | : | RMB20,000,000  |
| Interest rate     | : | 20.4% per annum  |
| Term              | : | 12 months commencing from the drawdown date  |
| Security          | : | A first legal charge mortgage in respect of five residential properties located at Baoan District, Shenzhen, with valuation conducted by an independent property valuer in Shenzhen with the market value of approximately RMB39,440,000, as at 27 November 2024 |
| Repayment         | : | the Borrower will repay the interest on a monthly basis with a principal amount to be repaid at maturity.  |

## **THE PREVIOUS LOAN AGREEMENTS**

Loan proceeds of the New Loan will be used to fully settle the outstanding principal of the Previous Loans in the amount of RMB20,000,000, particulars of which have been previously disclosed in the announcement of the Company dated 20 September 2023.

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

The making of the New Loan is collateralised against five residential properties. The collaterals provided by the Borrower for the New Loan are sufficient based on the value of the mortgaged properties 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 collaterals provided by the Borrower are at the prime site in Shenzhen; (ii) the Borrower is a repeated customer and its net worth is strong and solid to prove its repayment ability; and (iii) the repayment records of the Previous Loans are satisfactory. 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 Group's general working capital.

## **INFORMATION ON THE BORROWER**

Customer I is a limited liability company whose principal business is property development and is a previous customer of SZCG, 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 and its 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. SZCG, as the lender of the 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 SZCG 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 two applicable percentage ratios 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 I  |
| “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 I”                   | Shenzhen Fushi Investment (Group) Co., Ltd (深圳市富士投資(集團)有限公司), is a limited liability company established in the PRC whose principal business is property development and is owned as to 82.4% and 17.6% by Mr. Ye Hongda (葉宏達) and Ms. Cai Jinxing (蔡錦杏) respectively, Mr. Ye Hongda is the spouse of Ms. Cai Jinxing |
| “Director(s)”                  | the director(s) of the Company  |
| “Group”                        | the Company and its subsidiaries  |
| “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 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   |
| “SZCG”                         | Shenzhen Credit Gain Finance Company Limited (深圳市領達小額貸款有限公司), is a wholly-foreign-owned enterprise established in the PRC whose principal business is the provision of loans to individuals and SME in Shenzhen   |

|                                |   |
|--------------------------------|---|
| “the New Loan”                 | the first legal charge mortgage loan in the amount of RMB20,000,000 granted to the Borrower under the New Loan Agreement  |
| “the New Loan Agreement”       | the loan agreement made between SZCG and the Borrower for the New Loan on 12 December 2024  |
| “the Previous Loans”           | the two first legal charge mortgage loans in the aggregate amount of RMB22,000,000 granted to the Borrower under the Previous Loan Agreements   |
| “the Previous Loan Agreements” | the loan agreements made between SZCG and the Borrower for the Previous Loans on 19 May and 20 September 2023 respectively, particulars of which are stated in the section headed “the Previous Loan Agreements” in this announcement |

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

Hong Kong, 12 December 2024

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

*Executive Director:*

Mr. Zhang Min (Chief Executive Officer)

*Independent Non-executive Directors:*

Mr. John Paul Ribeiro

Mr. Zhang Kun

Mr. Chan Chun Keung

Mr. Lee Ka Wai

Madam Zhan Lili