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**Times Neighborhood Holdings Limited**
**時代鄰里控股有限公司**
*(Incorporated in the Cayman Islands with limited liability)*
**(Stock Code: 9928)**

# DISCLOSEABLE TRANSACTION OF SUBSCRIPTION OF WEALTH MANAGEMENT PRODUCTS

## SUBSCRIPTION OF WEALTH MANAGEMENT PRODUCTS

On 12 August 2025, Shidai Xinhui (a wholly-owned subsidiary of the Company, as the settlor and beneficiary) entered into the First Trust Agreement with GF Securities as the investment advisor and SDIC Taikang Trust as the trustee to subscribe the First Wealth Management Product, with an investment amount of RMB15,000,000.

On 18 September 2025, Shidai Xinhui (a wholly-owned subsidiary of the Company, as the settlor and beneficiary) entered into the Second Trust Agreement with GF Securities as the investment advisor and Chasing Trust as the trustee to subscribe the Second Wealth Management Product, with an investment amount of RMB25,000,000.

The Group utilized its surplus cash reserves to fund the investment amounts for the Subscriptions.

## LISTING RULES IMPLICATIONS

As GF Securities acts as the investment advisor of each of the Subscriptions, the Subscriptions were conducted within a 12-month period, and the types and investment scopes of the Wealth Management Products are similar in nature, the highest applicable percentage ratio of the Second Subscription together with the First Subscription, calculated on an aggregated basis, exceeds 5% but is less than 25%. Therefore, pursuant to Chapter 14 of the Listing Rules, the Subscriptions constitute a discloseable transaction of the Company and are subject to the notification and announcement requirements set out in Chapter 14 of the Listing Rules.

## SUBSCRIPTION OF WEALTH MANAGEMENT PRODUCTS

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**First Trust Agreement**

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|---|---|
| Name of product: | SDIC Taikang Trust GF Qiji Chuanshi Xinxiang No. 5066 Corporate Wealth Management Trust ("**First Wealth Management Product**") |
| Trustee: | SDIC Taikang Trust |
| Investment advisor: | GF Securities |
| Product type: | Wealth management service trust |
| Subscription amount: | RMB15,000,000. The settlor shall remit the trust funds from its bank account opened with a bank within the territory of China to the trust property account designated by the trustee. |
| Custodian bank or custodian: | The trustee has appointed China Merchant Bank Co., Ltd., Shenzhen Branch as the custodian. |
| Portfolio allocation range: | Mainly invested in fixed gains products, commodity and financial derivative products, equity products, and hybrid products, with potential direct or indirect exposure to overseas assets. The allocation is as follows: fixed income (50%-100%), alternative investments (0%-40%) and equities (0%-30%). |
| Returns and risks: | No fixed or reference rate of revenue. All trust benefits under the First Trust Agreement are enjoyed by the beneficiary, and the trust benefits available to them are limited to the balance of trust assets in cash after deducting all payable expenses (including taxes) and other liabilities. The trustee does not guarantee capital protection and minimum returns. |

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| Trust fees: | Mainly include fixed trust remuneration (including trustee's fixed trust remuneration and fixed agency fees), custodial fees, outsourcing service fees, and other related expenses. |
| Trust scheme term and termination: | No fixed term |
| Termination and redemption: | No lock-up period (specific redemption arrangements are subject to the liquidity of the underlying products). |

**Second Trust Agreement**

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|---|---|
| Name of product: | Chasing Trust GF Qiji 50 Dingzhi No. 1616 Single Fund Trust ("**Second Wealth Management Product**", together with the First Wealth Management Product, collectively, the "**Wealth Management Products**") |
| Trustee: | Chasing Trust |
| Investment advisor: | GF Securities |
| Product type: | Single fund trust |
| Subscription amount: | RMB25,000,000. The settlor shall remit the trust funds from its bank account opened with a bank within the territory of China to the trust property account designated by the trustee. |
| Custodian bank or custodian: | The trustee has appointed China Merchant Bank Co., Ltd., Suzhou Branch as the custodian. |
| Portfolio allocation range: | Mainly invested in fixed gains products, commodity and financial derivative products and hybrid products, with potential direct or indirect exposure to overseas assets. The allocation is as follows: fixed income (65%-100%) and alternative investments (limited to market-neutral and gold products) (0%-35%). |
| Returns and risks: | No fixed or reference rate of revenue. All trust benefits under the Second Trust Agreement are enjoyed by the beneficiary, and the trust benefits available to them are limited to the balance of trust assets in cash after deducting all payable expenses (including taxes) and other liabilities. The trustee does not guarantee capital protection and minimum returns. |

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| Trust fees: | Mainly include fixed trust remuneration (including trustee's fixed trust remuneration and fixed agency fees), custodial fees, outsourcing service fees, and other related expenses. |
| Trust scheme term and termination: | 5 years. Subject to early termination or extension. |
| Termination and redemption: | The settlor may subscribe or redeem on open days stipulated in the trust documents, and redemption can only take place on an open day after six months have elapsed since the trust's establishment. Additionally, the trustee may establish ad hoc open days based on actual circumstances, with specific details to be notified or announced by the trustee (specific redemption arrangements are subject to the liquidity of the underlying products). |

The Group utilized its surplus cash reserves to fund the investment amounts for the Subscriptions.

The Directors confirmed that the amount and the consideration of the Subscriptions were determined on the basis of commercial terms negotiated at arm's length by the Group, having considered the then available surplus cash of the Company for treasury management purpose.

## REASONS FOR AND BENEFITS OF SUBSCRIPTION OF THE WEALTH MANAGEMENT PRODUCTS

Both Wealth Management Products are characterized by their nature of satisfactory liquidity and diversification, which is conducive to enhancing the safety and flexibility of cash management. The Directors are of the view that (i) the Wealth Management Products offers a better yield than the prevailing fixed-term deposit interest rates generally offered by commercial banks in the PRC and in Hong Kong, while at the same time allows flexibility to the Group in terms of wealth management; (ii) the Subscriptions are funded from the Group's surplus cash reserves and will not affect the Group's working capital position or operations; and (iii) diversified wealth management will help the Group enhance capital utilization and increase income from idle funds. As such, the Directors (including independent non-executive Directors) are of the view that the terms of the Wealth Management Products are fair and reasonable, and are on normal commercial terms and the Subscriptions are in the interests of the Company and the Shareholders as a whole. The Group has implemented appropriate internal control procedures to ensure that the Subscriptions will not affect the working capital or the operations of the Group, and that such investments will be made based on the principle of safeguarding the interests of the Group and the Shareholders as a whole.

## INFORMATION ON THE PARTIES

### The Company and the Group

The Company is an investment holding company. The Group is engaged in the provision of property management services, community value-added services and other professional services.

### Shidai Xinhui

Shidai Xinhui is a company established under the laws of the PRC and a wholly-owned subsidiary of the Company, principally engaged in investment holding.

### SDIC Taikang Trust

To the best of the Company's knowledge, information, and belief, SDIC Taikang Trust is a company incorporated in the PRC with limited liability with a registered capital of RMB2.6705 billion. Its business encompasses wealth management, asset management, investment banking, and fiduciary services.

### Chasing Trust

To the best of the Company's knowledge, information, and belief, Chasing Trust is a company incorporated in the PRC with limited liability. Its business scope encompasses fund trusts, movable property trusts, real estate trusts, securities trusts, and other property or property rights trusts.

### GF Securities

To the best of the Company's knowledge, information, and belief, GF Securities was established in 1991 and was listed on the Shenzhen Stock Exchange and the Stock Exchange in 2010 and 2015 respectively (stock codes: 000776.SZ, 1776.HK). Its business scope encompasses investment banking, wealth management, trading and institutional services, and investment management.

As at the date of this announcement and to the best of the Directors' knowledge, information, and belief, after making all reasonable enquiries, GF Securities, SDIC Taikang Trust, Chasing Trust, and their respective ultimate beneficial owners are all third parties independent of the Company and its connected persons.

## LISTING RULES IMPLICATIONS

As GF Securities acts as the investment advisor of each of the Subscriptions, the Subscriptions were conducted within a 12-month period, and the types and investment scopes of the Wealth Management Products are similar in nature, the highest applicable percentage ratio of the Second Subscription together with the First Subscription, calculated on an aggregated basis, exceeds 5% but is less than 25%. Therefore, pursuant to Chapter 14 of the Listing Rules, the Subscriptions constitute a discloseable transaction of the Company and are subject to the notification and announcement requirements set out in Chapter 14 of the Listing Rules.

## DEFINITIONS

In this announcement, the following expressions shall have the meanings set out below unless the context requires otherwise:

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|---|---|
| "Board" | the board of Directors |
| "Chasing Trust" | Hunan Chasing Trust Co., Ltd., a company incorporated in the PRC with limited liability |
| "Company" | Times Neighborhood Holdings Limited, an exempted company incorporated in the Cayman Islands with limited liability and the issued shares of which are listed on the main board of the Stock Exchange (stock code: 9928) |
| "connected person" | has the meaning ascribed to it under the Listing Rules |
| "Director(s)" | the director(s) of the Company |
| "First Subscription" | subscription of the First Wealth Management Product by the Company on 12 August 2025 |
| "GF Securities" | GF Securities Co., Ltd., a company established in the PRC with limited liability |
| "Group" | the Company and its subsidiaries |
| "Listing Rules" | the Rules Governing the Listing of Securities on the Stock Exchange |
| "PRC" | the People's Republic of China |
| "RMB" | Renminbi, the lawful currency of the PRC |

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| "SDIC Taikang Trust" | SDIC Taikang Trust Co., Ltd., a company incorporated in the PRC with limited liability |
| "Second Subscription" | subscription of the Second Wealth Management Product by the Company on 18 September 2025 |
| "Share(s)" | ordinary share(s) of nominal value of HK$0.01 each in the issued share capital of the Company |
| "Shareholder(s)" | the holder(s) of the Shares |
| "Shidai Xinhui" | Guangzhou Shidai Xinhui Enterprise Service Co., Ltd., a company incorporated in the PRC with limited liability and a wholly-owned subsidiary of the Company |
| "Stock Exchange" | The Stock Exchange of Hong Kong Limited |
| "Subscriptions" | the First Subscription and the Second Subscription |
| "subsidiaries" | has the meaning ascribed to it under the Listing Rules |
| "%" | per cent |

By order of the Board
**Times Neighborhood Holdings Limited**
**Mr. Shum Chiu Hung**
*Chairman*

Hong Kong, 18 September 2025

*As at the date of this announcement, the Board comprises Ms. Wang Meng, Ms. Xie Rao and Ms. Zhou Rui as executive Directors; Mr. Shum Chiu Hung, Mr. Bai Xihong and Mr. Li Qiang as non-executive Directors; Mr. Lui Shing Ming, Brian, Dr. Wong Kong Tin and Dr. Chu Xiaoping as independent non-executive Directors.*