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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 16 December 2025, the Loan Agreement B was entered into between QLCG as the lender and Customer EX and Customer FL, collectively as the Borrowers. Pursuant to which QLCG has agreed to grant the Loan B to the Borrowers for a principal amount of HK$20,880,000 for two years term.

Prior to the entering into of the Loan Agreement B, Loan Agreement A was entered into between QLCG and Customer EX as the Borrower, for the grant of a secured loan in the amount of HK$38,000,000 for one year term ("Loan A"). Details of the Loan A have been previously disclosed in the announcement of the Company dated 10 March 2025. The loan proceeds of Loan B will be used to settle the outstanding principal of HK$7,380,000 of Loan A and the remaining proceeds of HK$13,500,000 is used as working capital of Customer FL.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratio(s) under Rule 14.07 of the Listing Rules in respect of the Loan B granted to the Borrowers exceeds 5% but are less than 25%, the grant of the Loan B 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 A

The loan proceeds of Loan B will be used to settle the outstanding principal of Loan A which is HK$7,380,000, particulars of the Loan A have been previously disclosed in the announcement of the Company dated 10 March 2025. The remaining proceeds of HK$13,500,000 is used as working capital of Customer FL.

PROVISION OF THE LOAN B

The Board is pleased to announce that on 16 December 2025, the Loan Agreement B was entered into between QLCG as the lender and Customer EX and Customer FL collectively as the Borrowers, pursuant to which QLCG has agreed to grant the Loan B to the Borrowers for a principal amount of HK$20,880,000 for two years term.

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

THE LOAN AGREEMENT B

Date of Agreement	:	16 December 2025
Lender	:	QLCG
Borrowers	:	Customer EX and Customer FL
Principal	:	HK$20,880,000
Interest rate	:	13% per annum
Term	:	2 years commencing from the drawdown date
Securities	:	(i) A first legal charge/mortgage in respect of eight commercial properties located at Tsuen Wan District, Hong Kong, with valuation conducted by independent property valuer in Hong Kong with aggregate market value of approximately HK$85,500,000 as at 15 December 2025

(ii) Personal and corporate guarantees executed by the Guarantors in favour of QLCG, pursuant to which the Guarantors 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.

INFORMATION ON THE CREDIT RISK RELATING TO THE LOAN B

The making of the Loan B is collateralised against eight commercial properties. The collaterals provided by the Borrowers for the Loan B are sufficient based on the value of the mortgaged properties for the Loan B as determined by independent valuer.

The advances in respect of the 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 Borrowers are at the prime site in Hong Kong and the relatively low loan-to-value ratio at approximately 24.4%; (ii) the net worth of the Borrowers and the Guarantors are strong and solid to prove their repayment abilities; (iii) Customer EX is a repeated customer and its repayment records for Loan A is punctual. Customer EX has repaid approximately HK$30.6 million since March 2025; and (iv) there have not been any enforcement actions taken against the Borrowers and the Guarantors in the past 5 years. 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 Borrowers are manageable.

FUNDING OF THE LOAN B

The Group will finance the Loan B with the Group's general working capital.

INFORMATION ON THE BORROWERS AND THE GUARANTORS

Customer EX and Customer FL are limited liability companies established in Hong Kong which engage in property development and investment in Hong Kong. The Borrowers are non-wholly owned subsidiaries of Guarantor B, which is also a property developer in Hong Kong. Customer FL is a fellow subsidiary of Customer EX. Guarantor A is the ultimate beneficial owner of Guarantor B. Customer EX is a repeated customer of QLCG, and there is no record of default as at the date of this announcement. Customer FL is a new customer and has no previous relationship with the Group, and was approached by the Group through Customer EX. To the best of the knowledge, information and belief of the Directors having made all reasonable enquiry, the Borrowers and the Guarantors 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. QLCG, as the lender of the Loans, is an indirectly wholly-owned subsidiary controlled by the Company.

REASONS FOR ENTERING INTO THE LOAN AGREEMENT B

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

The terms of the Loan Agreement B, including the interest rate applicable, were negotiated on an arm's length basis between QLCG and the Borrowers, having taken into account the prevailing market terms and practice of transactions of similar nature. The Directors consider that the grant of Loan B is a financial assistance provided by the Group within the meaning of the Listing Rules. Taking into account the satisfactory financial background of the Borrowers and the Guarantors, the quality of the collaterals, the relatively low loan-to-value ratio, the Directors are of the view that the terms of the Loan Agreement B were entered into on normal commercial terms based on the Group's internal credit policies and guidelines. As there is a stable revenue and cashflow stream from the interest income is expected, the Directors consider that the terms of the Loan Agreement B are fair and reasonable and the entering into of the Loan Agreement B is in the interests of the Company and its Shareholders as a whole.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratio(s) under Rule 14.07 of the Listing Rules in respect of the Loan B granted to the Borrowers exceed 5% but are less than 25%, the grant of the Loan B constitutes a discloseable transaction for the Company and is subject to notification and announcement requirements under Chapter 14 of the Listing Rules.

Pursuant to Rule 14.58(2) of the Listing Rules, the identities of the Borrowers and the Guarantors are required to be disclosed. Since (i) the advance of the Loan B is not regarded as a material transaction of the Company as compared to the Company's overall financial position; (ii) the Company has practical difficulties in complying with the aforesaid disclosure requirement as the Borrowers and the Guarantors have confirmed to the Group that they will not consent to the disclosure of their identities in this announcement; (iii) the disclosure of the identities of the Borrowers and the Guarantors does not reflect their financial standings or repayment abilities and thus will serve little purpose in assisting the Shareholders to evaluate their creditworthiness and the risks and exposures of the Loan B; and (iv) the Company has made alternative disclosures in respect of the Loan B in this announcement, including but not limited to the details of the charged properties and the loan-to-value ratio of the collaterals in respect of the Loan B, which would be much more meaningful for the Shareholders in assessing the risks and exposures of the Loan B as well as the repayment abilities of the Borrowers and the Guarantors, the Company has applied to the Stock Exchange, and the Stock Exchange has granted, a waiver from strict compliance with Rule 14.58(2) of the Listing Rules.

DEFINITIONS

In this announcement, the following expressions have the following meanings:

"Board"	the board of Directors
"Borrowers"	Customer EX and Customer FL
"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 EX"	A limited liability company established in Hong Kong whose principal businesses are property development and investment and is an Independent Third Party. It is a non-wholly owned subsidiary of Guarantor B
"Customer FL"	A limited liability company established in Hong Kong whose principal businesses is property development and investment and is an Independent Third Party. It is a non-wholly owned subsidiary of Guarantor B and a fellow subsidiary of Customer EX
"Director(s)"	the director(s) of the Company
"Group"	the Company and its subsidiaries
"Guarantors"	Guarantor A and Guarantor B
"Guarantor A"	An individual who is an Independent Third Party and the ultimate beneficial owner of Guarantor B
"Guarantor B"	A limited liability company established in Hong Kong whose principal businesses are property development and investment, a parent company of the Borrowers and an Independent Third Party

"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, the Macao Special Administrative Region of the PRC and Taiwan
"Money Lenders Ordinance"	The Money Lenders Ordinance (Chapter 163 of the laws of Hong Kong) as amended, supplemented or otherwise modified from time to time
"QLCG"	QL Credit Gain Finance Company Limited(乾隆領達財務有限公司), is a company incorporated in Hong Kong with limited liability and with money lenders licence registered under Money Lenders Ordinance, and indirect wholly-owned subsidiary of the Company
"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 HK$38,000,000 granted to Customer EX under the Loan Agreement A
"the Loan B"	the first legal charge/mortgage loan in the amount of HK$20,880,000 granted to Customer EX and Customer FL under the Loan Agreement B

"the Loan Agreement A"	the loan agreement made between QLCG and Customer EX for the Loan A on 10 March 2025
"the Loan Agreement B"	the loan agreement made between QLCG and the Borrowers for the Loan B on 16 December 2025

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

Hong Kong, 16 December 2025

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. Chan Chun Keung
Mr. Cheung Pak To
Mr. Lee Ka Wai
Madam Zhan Lili
Mr. Zhang Kun