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華富建業國際金融有限公司

QUAM PLUS INTERNATIONAL FINANCIAL LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 952)

DISCLOSEABLE TRANSACTION IN RELATION TO THE SUBSCRIPTION OF LISTED SECURITIES

THE SUBSCRIPTION

On 25 August 2026, the Subscriber, a wholly-owned subsidiary of the Company, acknowledged a placing letter provided by the Placing Agent for the subscription of new shares in the Target Company. The Subscriber agreed to subscribe for 10,000,000 placing shares of the Target Company at HK\$0.81 per share, representing a subscription price of HK\$8,100,000, exclusive of brokerage, levies and trading fee.

THE PREVIOUS SUBSCRIPTION

Prior to the Subscription, the Subscriber acknowledged another placing letter provided by the Placing Agent on 30 June 2026 for the subscription of new shares in the Target Company. The Subscriber agreed to subscribe for 20,000,000 placing shares of the Target Company at HK\$0.81 per share, representing a subscription price of HK\$16,200,000, exclusive of brokerage, levies and trading fee.

Immediately after completion of the Subscription and the Previous Subscription, the shares of the Target Company subject to the Subscription and the Previous Subscription shall represent approximately 1.72% of the total number of issued shares of the Target Company as enlarged by the allotment and issuance of the shares of the Target Company pursuant to the Placing.

LISTING RULES IMPLICATIONS

As one of the applicable percentage ratios (as defined under the Listing Rules) in respect of the aggregate of the Subscription and the Previous Subscription (not a notifiable transaction on a standalone basis) exceeds 5% but are all less than 25%, the Subscription and the Previous Subscription constitute a discloseable transaction of the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

THE SUBSCRIPTION

Reference is made to the Target Company's announcement dated 7 August 2026 in relation to the placing of shares of the Target Company under specific mandate.

On 25 August 2026, the Subscriber acknowledged a placing letter provided by the Placing Agent for the subscription of new shares in the Target Company. The Subscriber agreed to subscribe for 10,000,000 placing shares of the Target Company at HK\$0.81 per share, representing a subscription price of HK\$8,100,000, exclusive of brokerage, levies and trading fee.

THE PREVIOUS SUBSCRIPTION

Prior to the Subscription, the Subscriber acknowledged another placing letter provided by the Placing Agent on 30 June 2026 for the subscription of new shares in the Target Company. The Subscriber agreed to subscribe for 20,000,000 placing shares of the Target Company at HK\$0.81 per share, representing a subscription price of HK\$16,200,000, exclusive of brokerage, levies and trading fee.

In aggregate of the Subscription and the Previous Subscription, the Subscriber agreed to subscribe a total of 30,000,000 placing shares of the Target Company at HK\$0.81 per share, for an aggregate subscription price of HK\$24,300,000, exclusive of brokerage, levies and trading fee. The total amount payable by the Subscriber under the placing letters, inclusive of brokerage, the Accounting and Financial Reporting Council transaction levy, the SFC transaction levy and the Stock Exchange trading fee, is HK\$24,362,815.50. The total amount payables will be settled in cash from the internal resources of the Group.

The Subscriber will pay the Placing Agent no later than 27 August 2026.

Immediately after completion of the Subscription and the Previous Subscription, the shares of the Target Company subject to the Subscription and the Previous Subscription shall represent approximately 1.72% of the total number of issued shares of the Target Company as enlarged by the allotment and issuance of the shares of the Target Company pursuant to the Placing.

The placing shares of the Target Company subscribed by the Group will be recognised as a financial asset measured at fair value through profit or loss in the Group's consolidated financial statements.

To the best knowledge, information and belief of the Directors having made all reasonable enquiries, as at the date of this announcement, the Target Company and the ultimate beneficial owner(s) of the Target Company are Independent Third Parties of the Company.

INFORMATION OF THE SUBSCRIBER AND THE GROUP

The Subscriber, a company incorporated in Hong Kong with limited liability, is a direct wholly-owned subsidiary of the Company. It is principally engaged in investment holding.

The Group is principally engaged in (i) corporate finance advisory and general advisory services; (ii) fund management, discretionary portfolio management and portfolio management advisory services; (iii) discretionary and non-discretionary dealing services for securities, futures and options, securities placing and underwriting services, margin financing, insurance broking and wealth management services; (iv) money lending services; (v) financial media services; and (vi) investing and trading of various investment products.

INFORMATION OF THE TARGET COMPANY

Based on the information available to the Company, the Target Company is a company incorporated in the Cayman Islands with limited liability. It is principally engaged in (i) the sale, distribution and rental of furniture and home accessories; (ii) the distribution and licensing of intellectual property rights; (iii) the operation of TREE Café at the flagship store of the Target Company in Hong Kong; (iv) the provision of styling and consulting services; (v) the provision of furniture agency services; (vi) the provision of consumer loan services; and (vii) the provision of software and information technology services.

The following information is extracted from the Target Company's annual report for the two financial years ended 31 March 2025 and 2026:

	Year ended 31 March	
	2026	2025
	<i>HK\$'000</i>	<i>HK\$'000</i>
	(Audited)	(Audited)
Revenue	139,774	99,218
(Loss)/Profit before tax	(9,754)	14,345
(Loss)/Profit for the year	(8,931)	1,608

	As at 31 March	
	2026	2025
	<i>HK\$'000</i>	<i>HK\$'000</i>
	(Audited)	(Audited)
Total assets	118,440	118,714
Net assets	28,849	36,747

REASONS FOR AND BENEFITS OF THE SUBSCRIPTION AND THE PREVIOUS SUBSCRIPTION

The Group has been actively monitoring investment opportunities in listed securities with a view to enhancing returns on its investment portfolio while maintaining a disciplined approach to risk management. Having considered the business operation and business prospects of the Target Company, the Directors hold positive views towards the business prospects of the Target Company and are of the view that the Subscription together with the Previous Subscription represent an opportunity for the Group to acquire an interest in the Target Company at an attractive entry price and may provide satisfactory return on investment to the Group.

Having considered the above factors, the Directors consider that the terms of the Subscription and the Previous Subscription are fair and reasonable, on normal commercial terms, and in the interests of the Company and its Shareholders as a whole.

LISTING RULES IMPLICATIONS

As one of the applicable percentage ratios (as defined under the Listing Rules) in respect of the aggregate of the Subscription and the Previous Subscription (not a notifiable transaction on a standalone basis) exceeds 5% but are all less than 25%, the Subscription and the Previous Subscription constitute a discloseable transaction of the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

Unless the context otherwise requires, capitalised terms used in this announcement shall have the following meanings:

“Board”	the board of Directors
“Company”	Quam Plus International Financial Limited, a company incorporated in Bermuda with limited liability, the Shares of which are listed on the Stock Exchange (Stock code: 952)
“Director(s)”	the director(s) of the Company

“GEM”	GEM operated by the Stock Exchange
“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)”	person(s) or company(ies) who/which is not connected with (within the meaning of the Listing Rules) and is/are independent of the Directors, chief executives and substantial Shareholders of the Company or any of their respective associates
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Placing Agent”	Quam Securities Limited, a corporation licensed by the SFC to conduct Type 1 (Dealing in Securities), Type 2 (Dealing in Futures Contracts), Type 4 (Advising on Securities), Type 6 (Advising on Corporate Finance) and Type 9 (Asset Management) regulated activities under the SFO, is an indirectly wholly-owned subsidiary of the Company
“Placing”	the placing of the new shares of the Target Company by the Placing Agent pursuant to the placing agreement dated 21 May 2026, the supplemental agreement dated 25 May 2026, the extension letters dated 29 June 2026 and 4 August 2026 that entered into between the Target Company and the Placing Agent
“Previous Subscription”	the placing letter dated 30 June 2026 acknowledged by the Subscriber to subscribe to the new shares of the Target Company of 20,000,000 at HK\$0.81 per share in the Target Company with a subscription price of HK\$16,200,000, exclusive of brokerage, levies and trading fee
“Share(s)”	ordinary share(s) in the share capital of the Company
“Shareholder(s)”	holder of the Shares
“SFC”	the Securities and Futures Commission of Hong Kong
“SFO”	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

“Subscriber”	Well Foundation Company Limited, a company incorporated in Hong Kong with limited liability, is a direct wholly-owned subsidiary of the Company
“Subscription”	the placing letter dated 25 August 2026 acknowledged by the Subscriber to subscribe to the new shares of the Target Company of 10,000,000 at HK\$0.81 per share in the Target Company with a subscription price of HK\$8,100,000, exclusive of brokerage, levies and trading fee
“Target Company”	ZXZN Qi-House Holdings Limited, a company incorporated in the Cayman Islands with limited liability, whose shares are listed on GEM (Stock Code: 8395)
“%”	per cent

On behalf of the Board
Quam Plus International Financial Limited
HAN Xiaosheng
Co-Chairman

Hong Kong, 25 August 2026

As at the date of this announcement, the Board of the Company comprises:

Executive Directors:

Mr. HAN Xiaosheng (*Co-Chairman*)
Mr. Kenneth LAM Kin Hing (*Co-Chairman*)
Mr. LIU Hongwei

Independent Non-executive Directors:

Mr. Roy LO Wa Kei
Mr. LIU Jipeng
Ms. Cindy KONG Siu Ching

Non-executive Director:

Mr. WANG Liuqi