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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)

MAJOR TRANSACTIONS AND DISCLOSEABLE TRANSACTIONS IN RELATION TO SUBSCRIPTIONS OF WEALTH MANAGEMENT PRODUCTS

SUBSCRIPTIONS OF WEALTH MANAGEMENT PRODUCTS

In order to maximize the utilization of the Group's surplus cash received from its business operations, from time to time during the Relevant Period, the Group has also subscribed for other wealth management products (in addition to the Prior Subscriptions) for treasury management purpose. Certain of the Subscriptions constituted major or discloseable transactions of the Company on a standalone or aggregate basis under Chapter 14 of the Listing Rules.

As at the date of this announcement, the wealth management products under the Subscriptions have been fully redeemed.

Further details of the Subscriptions are set out in the section headed "THE SUBSCRIPTIONS OF WEALTH MANAGEMENT PRODUCTS" of this announcement.

LISTING RULES IMPLICATIONS

As the highest applicable percentage ratio of each of those being classified as the discloseable transactions, on a standalone and/or an aggregated basis, exceeded 5% but below 25%, each of them was subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

As the highest applicable percentage ratio of each of those being classified as the major transactions, on a standalone and/or an aggregated basis, exceeded 25% but below 100%, each of them was subject to the reporting, announcement and shareholders' approval requirements under Chapter 14 of the Listing Rules.

THE SUBSCRIPTIONS OF WEALTH MANAGEMENT PRODUCTS

Reference is made to the Announcements in relation to the Prior Subscriptions.

In order to maximize the utilization of the Group's surplus cash received from its business operations, from time to time during the Relevant Period, the Group has also subscribed for other wealth management products (in addition to the Prior Subscriptions) for treasury management purpose. Certain of the Subscriptions constituted major or discloseable transactions of the Company on a standalone or aggregate basis under Chapter 14 of the Listing Rules.

The wealth management products under the Subscriptions were issued by reputable financial institutions in the PRC. They were short term in nature redeemable by the Company in some cases as soon as a few days. They comprised deposits denominated in RMB with variable interest rates and were classified by the relevant financial institutions as very low risk level (R1) or relatively low risk level (R2). Further details of the Subscriptions are set out in the tables below.

As at the date of this announcement, the wealth management products under the Subscriptions have been fully redeemed.

Except as disclosed in this announcement and the Announcements, during the Relevant Period, the Company has not made other subscriptions of wealth management products that, on a standalone and/or aggregate basis, constituted a notifiable transaction under Chapter 14 of the Listing Rules.

Details of the Subscriptions from the Issuer Groups are set out below.

1. China Merchants Bank and CMB Wealth Management

China Merchants Bank

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	6 April 2023	招商銀行點金系列看跌兩層區間22天結構性存款(China Merchants Bank's "Golden Series" Bearish Two-Tier 22-Day Structured Deposit*)	Y	20.0	1.65%-2.30%	22 days	30.8	Not a notifiable transaction	Discloseable transaction
2.	7 January 2025	招商銀行點金系列看漲兩層區間62天結構性存款(China Merchants Bank's "Golden Series" Bullish Two-Tier 62-Day Structured Deposit*)	Y	20.0	1.75%-2.00%	62 days	133.0	Not a notifiable transaction	Major transaction

CMB Wealth Management

3.	4 July 2023	招贏朝招金7008 (Zhaoyingchao Zhaojin 7008*)	N	36.5	2.37%	No fixed term	36.5	Discloseable transaction	Not applicable
4.	3 January 2024	招銀理財朝招金7007號 (CMB Wealth Management Chaozhaojin No. 7007*)	N	31.0	2.67%	No fixed term	31.0	Discloseable transaction	Not applicable
5.	30 January 2024	招銀理財朝招金積極型7008 (CMB Wealth Management Chaozhaojin Active Type 7008*)	N	21.0	2.38%	No fixed term	26.0	Discloseable transaction	Discloseable transaction
6.	3 July 2024	招銀理財朝招金7007號 (CMB Wealth Management Chaozhaojin No. 7007*)	N	50.0	2.08%	No fixed term	50.0	Discloseable transaction	Not applicable
7.	7 January 2025	招銀理財日日金4號C (CMB Wealth Management Daily Gold No. 4C*)	N	100.0	1.30%	No fixed term	133.0	Discloseable transaction	Major transaction
8.	7 February 2025	聚益生金98063 (Ju Yi Sheng Jin 98063*)	N	20.0	2.55%	63 days	54.0	Discloseable transaction	Discloseable transaction
9.	21 March 2025	招銀理財鑫鼎7天持有1C (CMB Wealth Management – Xin Ding 7-Day Holding 1C*)	N	50.0	1.60%-2.60%	No fixed term minimum 7 days	85.0	Discloseable transaction	Discloseable transaction
10.	22 May 2025	招銀理財添利30天持有2TZ (CMB Wealth Management – Tian Li 30-Day Holding 2TZ*)	N	50.0	2.30%	No fixed term minimum 30 days	56.0	Discloseable transaction	Discloseable transaction
11.	10 July 2025	招銀理財添利30天持有期1號C (CMB Wealth Management – Tian Li 30-Day Holding Period No. 1 C*)	N	40.0	1.85%	No fixed term minimum 30 days	82.2	Discloseable transaction	Discloseable transaction
12.	8 January 2026	聚益生金99035 (Ju Yi Sheng Jin99035*)	N	50.0	2.10%	35 days	50.0	Discloseable transaction	Not applicable
13.	13 February 2026	聚益生金99035 (Ju Yi Sheng Jin99035*)	N	37.0	2.10%	35 days	37.0	Discloseable transaction	Not applicable
14.	31 March 2026	招銀理財添利7天持有期9號C (CMB Wealth Management - Tian Li 7-Day Holding Period No. 9C*)	N	25.0	1.85%	No fixed term minimum 7 days	25.0	Discloseable transaction	Not applicable

2. SPD Bank, SPDB Wealth Management and Shanghai International Trust

SPD Bank

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	2 January 2025	公司穩利24JG3654期(月月滾利10期承接款) (Company Stable-Yield Product Series 24JG3654 (Rollover Funds from "Monthly Compound Interest" Series, 10th installment)*)	Y	100.0	0.85%-2.50%	24 days	100.0	Major transaction	Not applicable

SPDB Wealth Management

1.	24 January 2025	浦銀理財月月鑫最短持有期57號理財產品(SPDB Wealth Management "Yueyuexin" (Monthly) No. 57 Wealth Management Product (Minimum Holding Period)*)	N	30.0	1.50%-1.65%	No fixed term minimum one month	130.00	Discloseable transaction	Major transaction
2.	14 February 2025	周周鑫穩健1號 ("Zhouzhouxin" Steady No. 1*)	N	50.0	2.02%	No fixed term minimum 7 days	80.0	Discloseable transaction	Discloseable transaction
3.	27 March 2025	浦銀理財周周鑫最短持有期60號理財產品 (SPDB Wealth Management "Zhouzhouxin" (Weekly) No. 60 Wealth Management Product (Minimum Holding Period)*)	N	38.0	1.40%-1.55%	No fixed term	121.0	Discloseable transaction	Major transaction
4.	5 December 2025	浦銀理財天添鑫中短債10號C (SPDB Wealth Management "Tiantianxin" Medium-Short Term Bond No. 10C*)	N	30.0	1.90%	No fixed term	30.0	Discloseable transaction	Not applicable

Shanghai International Trust

1.	3 July 2025	上信豐利日享系列PF1號O2YD00 (Shangxin Fengli "Rixiang" Series PFI No. O2YD00*)	N	100.0	2.01%	No fixed term	100.0	Discloseable transaction	Not applicable

3. CITIC Wealth Management, CITIC Bank and CITIC Securities

CITIC Wealth Management

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	12 July 2024	信銀理財安盈象固收穩利七天持有期10號M (CITIC Wealth Management "Anyingxiang" Fixed Income Stable Profit 7-Day Holding Period No. 10M*)	N	10.0	1.28%	No fixed term, at least 7 days	33.0	Not a notifiable transaction	Discloseable transaction
2.	31 October 2024	信銀理財安盈象固收穩利一個月持有期46號M (CITIC Wealth Management "Anyingxiang" Fixed Income Stable Profit One-Month Holding Period No. 46M*)	N	60.0	2.00%-3.10%	No fixed term, at least a month	63.0	Discloseable transaction	Discloseable transaction
3.	10 December 2024	信銀理財日盈象天天利67號L (CITIC Wealth Management Daily Profit Elephant No. 67 L*)	N	20.0	1.58%	No fixed term	123.0	Not a notifiable transaction	Major transaction
4.	13 December 2024	信銀理財安盈象固收穩健日開2號(CITIC Wealth Management "Anyingxiang" Fixed Income Steady Daily Open No. 2*)	N	50.0	1.25%	No fixed term	189.0	Discloseable transaction	Major transaction
5.	2 January 2025	信銀理財安盈象固收穩利七天持有期58號理財產品 (CITIC Wealth Management "Anyingxiang" Fixed-Income Stable-Return Wealth Management Product (7-Day Holding Period) No. 58*)	N	30.0	1.20%-2.20%	No fixed term minimum 7 days	30.0	Discloseable transaction	Not applicable
6.	3 January 2025	信銀理財日盈象天天利67號L (CITIC Wealth Management "Riyingxiang" Daily-Return Wealth Management Product No. 67 (Series L)*)	N	50.0	1.78%	No fixed term	80.0	Discloseable transaction	Discloseable transaction
7.	7 January 2025	信銀安盈象固收穩利七天持有期58號 (CITIC "Anyingxiang" Fixed-Income Stable-Return Wealth Management Product (7-Day Holding Period) No. 58*)	N	100.0	1.20%-2.20%	No fixed term minimum 7 days	178.0	Discloseable transaction	Major transaction
8.	13 February 2025	信銀安盈象固收穩利一個月持有期10號B (CITIC "Anyingxiang" Fixed-Income Stable-Return Wealth Management Product (1-Month Holding Period) No. 10 (Series B)*)	N	45.0	2.10%	No fixed term minimum one month	195.0	Discloseable transaction	Major transaction
9.	1 April 2025	信銀理財安盈象固收穩利一個月持有期46號M (CITIC Wealth Management "Anyingxiang" Fixed-Income Stable-Return Wealth Management Product (1-Month Holding Period) No. 46 (Series M)*)	N	40.0	2.35%-3.50%	No fixed term minimum one month	140.5	Discloseable transaction	Major transaction
10.	2 April 2025	信銀理財安盈象固收穩利二十一天持有期1號理財產品 (CITIC Wealth Management "Anyingxiang" Fixed-Income Stable-Return Wealth Management Product (21-Day Holding Period) No. 1*)	N	30.0	2.25%-3.05%	No fixed term minimum 21 days	170.5	Discloseable transaction	Major transaction
11.	19 May 2025	信銀理財安盈象固收穩利一個月持有期46號M (CITIC Wealth Management "Anyingxiang" Fixed-Income Stable-Return Wealth Management Product (1-Month Holding Period) No. 46M*)	N	50.0	2.20%-3.00%	No fixed term minimum one month	193.2	Discloseable transaction	Major transaction

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
12.	2 July 2025	信銀固盈象固收穩健兩個月持有期1號 (CITIC "Guyingxiang" Fixed-Income Steady-Growth Wealth Management Product (2-Month Holding Period) No. 1*)	N	49.0	1.60%-3.09%	No fixed term minimum two months	316.0	Discloseable transaction	Major transaction
13.	2 July 2025	信銀理財安盈象固收穩利七天持有期10號M (CITIC Wealth Management "Anyingxiang" Fixed-Income Stable-Return Product (7-Day Holding Period) No. 10 M*)	N	166.0	2.00%	No fixed term minimum 7 days	316.0	Major transaction	Major transaction
14.	10 October 2025	信銀理財安盈象固收穩利二十一天持有期6號B (CITIC Wealth Management "Anyingxiang" Fixed-Income Stable-Return Wealth Management Product (21-Day Holding Period No. 6B)*)	N	50.0	1.20%-2.20%	No fixed term minimum 21 days	70.3	Discloseable transaction	Discloseable transaction
15.	8 January 2026	安盈象固文穩益七天持有期6號理財產品 (AnYing Xiang GuWen WenYi 7-Day Holding Period No. 6 Wealth Management Product*)	N	50.0	1.99%	No fixed term minimum 7 days	187.5	Discloseable transaction	Major transaction
16.	8 January 2026	安盈象固收穩健一個月持有期1號(AnYingXiang Fixed Income Steady One-Month Holding Period No. 1*)	N	76.0	1.83%	No fixed term minimum one month	187.5	Discloseable transaction	Major transaction
CITIC Bank									
1.	4 January 2025	共贏慧信匯率掛鉤人民幣結構性存款07818期("Gongying Huixin" RMB Structured Deposit Linked to Exchange Rates (Issue 07818)*)	Y	20.0	1.05%-2.25%	23 days	100.0	Discloseable transaction	Major transaction
2.	1 February 2025	共贏慧信匯率掛鉤人民幣結構性存款08248期("Gongying Huixin" Exchange Rate-Linked RMB Structured Deposit (Issue 08248)*)	Y	20.0	1.05%-2.25%	27 days	160.0	Discloseable transaction	Major transaction
3.	1 March 2025	共贏智信匯率掛鉤人民幣結構性存款21229期("Gongying Zhixin" Exchange Rate-Linked RMB Structured Deposit (Issue 21229)*)	Y	30.0	1.05%-2.22%	30 days	206.4	Discloseable transaction	Major transaction
4.	1 April 2025	共贏慧信匯率掛鉤人民幣結構性存款A00531期("Gongying Huixin" Exchange Rate-Linked RMB Structured Deposit (Issue A00531)*)	Y	30.0	1.05%-2.29%	29 days	140.5	Discloseable transaction	Major transaction
5.	1 May 2025	共贏慧信匯率掛鉤人民幣結構性存款A03126期("Gongying Huixin" Exchange Rate-Linked RMB Structured Deposit (Issue A03126)*)	Y	30.0	1.05%-2.12%	29 days	188.2	Discloseable transaction	Major transaction
6.	1 June 2025	共贏智信匯率掛鉤人民幣結構性存款A05711期("Gongying Zhixin" Exchange Rate-Linked RMB Structured Deposit (Issue A05711)*)	Y	30.0	1.00%-2.09%	29 days	110.0	Discloseable transaction	Discloseable transaction
CITIC Securities									
1.	2 July 2025	中信証券信鑫1號 (CITIC Securities Xinxin No. 1*)	N	101.0	2.20%-2.80%	No fixed term minimum 31 days	316.0	Discloseable transaction	Major transaction

4. BOC Wealth Management

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	24 May 2023	中銀理財-日積月累日計劃 (BOC Wealth Management – Daily Accumulation Plan*)	N	17.0	2.80%	No fixed term	41.0	Not a notifiable transaction	Discloseable transaction
2.	17 July 2024	中銀理財-悅享(90天持有期)02(招享)(BOC Wealth Management – Enjoy (90-day holding period) 02 (Investment Promotion)*)	N	25.0	1.55%	No fixed term, at least 90 days	48.0	Discloseable transaction	Discloseable transaction
3.	13 September 2024	中銀理財-穩富(封閉式)2024年239期(招享)(BOC Wealth Management – Steady Wealth (Closed-End) 2024 Issue 239 (Recruitment Program)*)	N	50.0	2.50%-2.95%	No fixed term	78.1	Discloseable transaction	Discloseable transaction

5. Bank of Shanghai and BOSC Wealth Management

Bank of Shanghai

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	3 April 2025	上銀理財贏家易精靈(現金管理類)(Bank of Shanghai Wealth Management "Yingjia Yijingling" (Cash Management Type)*)	N	13.0	1.28%	No fixed term	31.0	Not a notifiable transaction	Discloseable transaction

BOSC Wealth Management

1.	1 August 2022	上銀理財贏家易精靈理財產品GKF12001期(BOSC Wealth Management Yingjia Yijingling Wealth Management Product GKF12001*)	N	30.2	2.94%	No fixed term	53.0	Not a notifiable transaction	Discloseable transaction
2.	9 February 2023	上銀理財贏家易精靈理財產品GKF12001期(BOSC Wealth Management Yingjia Yijingling Wealth Management Product GKF12001*)	N	2.5	2.94%	No fixed term	45.0	Not a notifiable transaction	Discloseable transaction
3.	25 January 2024	上銀理財贏家易精靈理財產品GKF12001期(BOSC Wealth Management Yingjia Yijingling Wealth Management Product GKF12001*)	N	3.0	1.80%	No fixed term	21.0	Not a notifiable transaction	Discloseable transaction

6. ABC and ABC Wealth Management

ABC

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	9 May 2020	AXKXTT2-安心快線天天利滾利第 2 期 (AXKXTT2 – Safe Express Daily Interest Compound Interest Phase 2*)	N	200.0	3.00%	No fixed term	324.99	Discloseable transaction	Discloseable transaction

ABC Wealth Management

1.	27 November 2024	農銀理財「農銀安心 • 靈動」30天同業存單及存款增強人民幣理財產品 (對公悅享) (ABC Wealth Management's "ABC Anxin • Lingdong" 30-Day Interbank Certificate of Deposit and Deposit Enhanced RMB Wealth Management Product (Corporate "Yuexiang" Series)*)	N	50.0	1.70%-1.90%	No fixed term, at least 30 days	60.0	Discloseable transaction	Discloseable transaction
2.	8 January 2025	農銀理財「農銀安心 • 靈動」30天同業存單及存款增強人民幣理財產品 (對公悅享) (ABC Wealth Management "ABC Anxin • Lingdong" 30-Day Interbank Certificate of Deposit and Deposit-Enhanced RMB Wealth Management Product (Corporate "Yuexiang" Series)*)	N	50.0	1.70%-1.90%	33 days	50.0	Discloseable transaction	Not applicable
3.	18 March 2026	農銀安心天天利8號 (ABC "Anxin Tiantianli" No. 8*)	N	35.0	1.80%-2.30%	No fixed term minimum 1 day	45.0	Discloseable transaction	Discloseable transaction
4.	3 April 2026	農銀理財農銀同心 • 靈動14天優選配置理財產品 (ABC Wealth Management ABC Tongxin Lingdong 14-Day Preferred Allocation Wealth Management Product*)	N	25.0	1.70%-1.90%	No fixed term minimum 14 days	70.0	Discloseable transaction	Discloseable transaction

7. Ping An Bank and Ping An Wealth Management

Ping An Bank

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	7 January 2020	平安銀行天天利保本人民幣公司理財產品AGT100002 (Ping An Bank's Daily Interest Principal-Protected RMB Corporate Wealth Management Product AGT100002*)	Y	21.0	2.25%-2.35%	No fixed term	197.5	Not a notifiable transaction	Discloseable transaction
2.	1 September 2021	平安財富-安盈成長現金人民幣理財產品A款T05GK180005 (Ping An Wealth – Anying Growth Cash RMB Wealth Management Product A T05GK180005*)	N	223.0	2.35%-3.98%	No fixed term	365.0	Discloseable transaction	Discloseable transaction
3.	4 November 2021	平安財富-安盈成長現金人民幣理財產品A款T05GK180005 (Ping An Wealth – Anying Growth Cash RMB Wealth Management Product A T05GK180005*)	N	250.0	2.35%-3.98%	No fixed term	320.0	Discloseable transaction	Discloseable transaction
4.	4 January 2022	平安財富-安盈成長現金人民幣理財產品A款T05GK180005 (Ping An Wealth – Anying Growth Cash RMB Wealth Management Product A T05GK180005*)	N	300.0	2.35%-3.98%	No fixed term	300.0	Discloseable transaction	Not applicable

Ping An Wealth Management

1.	14 March 2023	平安理財-7天成長固定收益類淨值型理財產品D (Ping An Wealth Management – 7-Day Growth Fixed Income Net Asset Value Type Wealth Management Product D*)	N	50.0	2.42%	No fixed term, at least 7 days	50.0	Discloseable transaction	Not applicable
2.	15 March 2023	平安理財-周周成長固定收益類淨值型理財產品C (Ping An Wealth Management – Weekly Growth Fixed Income Net Asset Value Type Wealth Management Product C*)	N	50.0	2.77%-3.37%	No fixed term, at least 7 days	100.0	Discloseable transaction	Discloseable transaction

8. Everbright Wealth Management

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	19 January 2024	光大理財陽光金天天盈(Everbright Wealth Management Sunshine Gold Daily Yield*)	N	33.0	1.32%	No fixed term	41.5	Discloseable transaction	Discloseable transaction
2.	1 July 2024	創利穩健樂享1號(90天最低持有)(Chuangli Steady Enjoyment No. 1 (Minimum holding period of 90 days)*)	N	30.0	2.05%-3.25%	90 days	30.0	Discloseable transaction	Not applicable
3.	8 July 2024	光大理財陽光金豐利樂享68期(機構專享)(Everbright Wealth Management Sunshine Golden Prosperity Enjoyment 68th Phase (Institutional Exclusive)*)	N	30.0	2.40%-2.90%	No fixed term	60.0	Discloseable transaction	Discloseable transaction
4.	18 July 2024	增利穩健樂享天天購2號(28天最低持有)(Steady Interest Increment and Daily Purchase No. 2 (minimum holding period of 28 days)*)	N	40.0	1.12%	No fixed term, at least 28 days	101.5	Discloseable transaction	Discloseable transaction
5.	5 August 2024	光大理財陽光金豐利樂享81期(機構專享)(Everbright Wealth Management Sunshine Golden Prosperity Enjoyment Phase 81 (Institutional Exclusive)*)	N	130.0	2.40%-2.90%	No fixed term, at least 134 days	231.5	Major transaction	Major transaction
6.	6 August 2024	光大理財陽光金豐利樂享81期(機構專享)(Everbright Wealth Management Sunshine Golden Prosperity Enjoyment Phase 81 (Institutional Exclusive)*)	N	25.0	2.40%-2.90%	No fixed term, at least 134 days	258.9	Discloseable transaction	Major transaction
7.	4 September 2024	光大理財陽光金豐利樂享96期(機構專享)(Everbright Wealth Management Sunshine Golden Prosperity Enjoyment 96th Phase (Institutional Exclusive)*)	N	50.0	2.55%-3.05%	97 days	308.9	Discloseable transaction	Major transaction
8.	6 December 2024	陽光金創利樂享7天1號D (Sunshine Golden Creation Enjoy 7 Days No. 1D*)	N	25.0	1.20%-1.60%	No fixed term, at least 7 days	230.0	Discloseable transaction	Major transaction
9.	22 May 2025	光大理財陽光金創利穩健4號(30天最低持有)D (Everbright Wealth Management "Yangguang Jin Chuangli" Steady No. 4 (30-Day Minimum Holding Period) Class D)	N	50.0	2.00%-3.20%	No fixed term minimum 30 days	50.0	Discloseable transaction	Not applicable
10.	3 September 2025	增利穩健樂享天天購2號(30天最低持有)K (Zengli Steady Daily-Enjoyment Purchase No. 2 (30-Day Minimum Holding Period) K*)	N	35.0	1.65%-2.65%	No fixed term minimum 30 days	35.0	Discloseable transaction	Not applicable
11.	8 January 2026	光大理財陽光碧樂活126號H (Everbright Wealth Management Sunshine Bilehuo No. 126 H*)	N	80.0	1.25%	No fixed term	80.0	Discloseable transaction	Not applicable

9. BOCOM Wealth Management

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	18 January 2024	交銀理財穩享現金添利(惠享版)5號H (BOCOM Wealth Management's Steady Cash Plus (Premium Version) No. 5H*)	N	100.0	1.48%	No fixed term	101.5	Major transaction	Major transaction
2.	16 April 2025	交銀理財穩享固收精選14天持有期(招享) (BOCOM Wealth Management "Wenxiang" Selected Fixed-Income Product (14-Day Holding Period/Zhaoxiang)*)	N	50.0	0.85%-1.85%	No fixed term minimum 14 days	50.0	Discloseable transaction	Not applicable
3.	14 February 2026	交銀理財穩享靈動添利 (BOCOM Wealth Management "Wenxiang Lingdong" Interest Rates*)	N	30.0	1.45%-2.45%	No fixed term	85.0	Discloseable transaction	Discloseable transaction
4.	14 February 2026	交銀理財穩享鑫榮日日開33號(BOCOM Wealth Management "Wenxiang Xinrong" Daily Opening No. 33*)	N	50.0	1.78%	No fixed term	85.0	Discloseable transaction	Discloseable transaction
5.	6 March 2026	交銀理財穩享鑫榮日日開21號理財產品B (BOCOM Wealth Management "Wenxiang Xinrong" Daily Opening No. 21 Wealth Management Product B*)	N	60.0	1.45%-2.45%	No fixed term minimum 1 day	82.0	Discloseable transaction	Discloseable transaction
6.	24 March 2026	交銀理財穩享靈動慧利日開2號(30天持有期)理財產品C (BOCOM Wealth Management "Wenxiang Lingdong" Interest Rates Daily Opening No. 2 (30-day holding period) Wealth Management Product C*)	N	30.0	1.45%-2.45%	No fixed term minimum 30 days	30.0	Discloseable transaction	Not applicable

10. Huaxia Wealth Management

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	13 January 2025	華夏理財悅安鑫固收債權封閉30號120天 (Huaxia Wealth Management "Yue'anxin" Fixed-Income/Debt-Based Closed-End Product No. 30 (120-Day Term)*)	N	50.0	2.45%-3.05%	No fixed term minimum 120 days	50.0	Discloseable transaction	Not applicable
2.	26 February 2025	華夏理財悅慧最短持有7天A款A (Huaxia Wealth Management Yuehui (Minimum 7-Day Holding Period) A Class A*)	N	30.0	2.09%	No fixed term minimum 7 days	80.0	Discloseable transaction	Discloseable transaction
3.	19 March 2025	華夏理財悅慧最短持有7天A款A (Huaxia Wealth Management Yuehui (Class A) – Minimum 7-Day Holding Period*)	N	20.9	2.09%	No fixed term minimum 7 days	100.9	Discloseable transaction	Major transaction
4.	2 July 2025	華夏理財悅慧最短持有90天G款A (Huaxia Wealth Management "Yuehui" (90-Day Minimum Holding Period) Class G (Class A)*)	N	100.0	2.15%	No fixed term minimum 90 days	100.0	Discloseable transaction	Not applicable

11. Guangzhou Rural Commercial Bank

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	6 March 2025	贏家慧盈天添利第1期 (Yingjia Huiying "Tiantianli" Phase 1*)	N	100.0	2.50%-2.70%	No fixed term	100.0	Major transaction	Not applicable
2.	7 March 2025	贏家慧盈天添利第1期 ("Yingjia Huiying" Tiantianli (1st Installment)*)	N	20.0	1.02%	No fixed term	120.0	Discloseable transaction	Major transaction

12. CIB Wealth Management

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	1 November 2024	興銀理財穩添利雙周盈10號B (CIB Wealth Management Steady Growth Bi-weekly Yield No. 10B*)	N	40.0	1.08%	No fixed term, at least 14 days	40.0	Discloseable transaction	Not applicable
2.	20 December 2024	興銀理財穩添利日盈21號A (CIB Steady Growth Daily Income No. 21A*)	N	120.0	1.21%-1.39%	No fixed term	160.0	Major transaction	Major transaction
3.	23 December 2024	興銀理財穩添利日盈21號A (CIB Wealth Management Steady Income Daily Profit No. 21A*)	N	25.0	0.86%	No fixed term	185.0	Discloseable transaction	Major transaction
4.	2 January 2025	興銀理財穩添利季盈24號(3個月最短持有期)日開固收類理財產品(CIB Wealth Management "Wentianli Jiying" No. 24 (3-month minimum holding period)–Daily-open fixed-income wealth management product*)	N	35.0	1.89%	No fixed term minimum of three months	35.0	Discloseable transaction	Not applicable

13. China Guangfa Bank

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	10 January 2025	「薪加薪16號」W款2025年第1期人民幣結構性存款 ("Xin Jia Xin No. 16" (Series W) 2025 1st Installment RMB Structured Deposit*)	Y	50.0	2.10%-2.40%	90 days	50.0	Discloseable transaction	Not applicable
2.	31 March 2025	「物華添寶」W款2025年第270期定製版人民幣結構性存款(掛鉤黃金現貨歐式二元看漲)(廣州分行)("Wuhua Tianbao" W Series 2025 Issue No. 270 Customized RMB Structured Deposit (Linked to Spot Gold, European Binary Bullish) (Guangzhou Branch)*)	Y	50.0	0.50%-2.00%	91 days	100.0	Discloseable transaction	Discloseable transaction

14. GF Securities

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	12 February 2025	廣發資管齊添鑫1號 (GF Asset Management Qi Tian Xin No. 1*)	N	30.0	1.30%-2.00%	27 days	30.0	Discloseable transaction	Not applicable
2.	29 May 2025	周周隨鑫1號 (Zhou Zhou Sui Xin No. 1*)	N	113.0	2.30%	No fixed term minimum 7 days	113.0	Discloseable transaction	Not applicable
3.	4 June 2025	百瑞信託安鑫廣悅1號集合資金信託計劃 (BRTC Anxin Guangyue No. 1 Collective Fund Trust Plan*)	N	30.0	2.25%	No fixed term minimum 7 days	173.0	Discloseable transaction	Major transaction
4.	4 June 2025	百瑞信託安鑫廣悅3號集合資金信託計劃 (BRTC Anxin Guangyue No. 3 Collective Fund Trust Plan*)	N	30.0	2.25%	No fixed term minimum 7 days	173.0	Discloseable transaction	Major transaction
5.	18 June 2025	百瑞信託安鑫廣悅2號集合資金信託計劃 (BRTC Anxin Guangyue No. 2 Collective Fund Trust Plan*)	N	30.0	2.24%	No fixed term minimum 7 days	170.0	Discloseable transaction	Major transaction
6.	18 June 2025	廣發收益寶1號8天期 (GF Shouyi Bao No. 1 (8-Day Term)*)	N	75.0	1.65%	8 days	170.0	Discloseable transaction	Major transaction
7.	2 July 2025	周周隨鑫1號 (Zhou Zhou Sui Xin No. 1*)	N	100.0	2.30%	No fixed term minimum 7 days	100.0	Discloseable transaction	Not applicable
8.	19 December 2025	債券通用質押式逆回購 (General-purpose bond-backed reverse repurchase)	Y	48.7	1.46%	No fixed term	140.0	Discloseable transaction	Major transaction
9.	9 January 2026	周周隨鑫13號 (Zhou Zhou Sui Xin No. 13*)	N	100.0	1.80%-2.30%	No fixed term minimum 7 days	140.0	Discloseable transaction	Major transaction

15. CMBC Wealth Management

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	23 March 2026	民生理財貴竹周周盈37號M (CMBC Wealth Management "Guizhu" Weekly Yield No. 37 M*)	N	37.0	1.20%-2.20%	No fixed term minimum 7 days	37.0	Discloseable transaction	Not applicable

16. CCB Trust

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	23 December 2025	建信信託廣發尊享日添利1號 (CCB Trust GF Zunxiang "Ritianli" (Daily Yield) No. 1*)	N	71.1	1.87%	No fixed term	71.1	Discloseable transaction	Not applicable

17. PSBC Wealth Management

	Subscription Date	Name	Principal Guaranteed (Y/N)	Principal amount subscribed (RMB millions)	Expected annualized rate of return	Term	Outstanding sum of all products with the same Issuer Group immediately after the relevant subscription (RMB millions)	Classification on a stand-alone basis under Chapter 14 of the Listing Rules	Classification on an aggregated basis under Chapter 14 of the Listing Rules
1.	24 April 2024	中郵理財鴻運靈活最短持有期14天3號(招享) (PSBC Wealth Management's Hongyun Flexible Investment Plan (Minimum Holding Period 14 Days, No. 3) (Recruitment Offer)*)	N	50.0	1.40%-2.40%	No fixed term, at least 14 days	58.5	Discloseable transaction	Discloseable transaction
2.	11 July 2024	中郵理財鴻運靈活最短持有期14天3號(招享) (PSBC Wealth Management's Hongyun Flexible Investment Plan (Minimum Holding Period 14 Days, No. 3) (Recruitment Offer)*)	N	50.0	1.40%-2.40%	No fixed term, at least 14 days	50.0	Discloseable transaction	Not applicable
3.	11 February 2025	中郵理財鴻錦優盛最短持有期60天5號 (PSBC Wealth Management Hongjin Yousheng (Minimum 60-Day Holding Period) No. 5*)	N	20.0	1.50%-2.50%	No fixed term minimum 60 days	30.0	Discloseable transaction	Discloseable transaction
4.	10 April 2025	中郵理財郵銀財富•郵鴻寶29號人民幣理財產品 (PSBC Wealth Management Youyin Wealth – Youhongbao No. 29 RMB Wealth Management Product*)	N	50.0	1.64%	No fixed term	80.0	Discloseable transaction	Discloseable transaction

BASIS OF CONSIDERATION

The Board confirmed that the consideration of each of the Subscriptions was determined on the basis of commercial terms negotiated at arm's length between the Company and each of the Issuers or their agent, having considered (i) the available surplus cash of the Company for treasury management purpose, (ii) the expected investment return and terms of each of the Subscriptions, and (iii) the prevailing market interest rates.

The Group used its internal resources for the Subscriptions. Proceeds from the listing of the Shares were not utilized.

REASONS FOR AND BENEFITS OF THE SUBSCRIPTIONS

Each of the Subscriptions was carried out by the Group for treasury management purposes in order to maximize the utilization of its surplus cash received from its business operations, with a view to achieving balanced yields whilst maintaining high liquidity and a low level of risks.

Taking into account, among others, the low level of risks and the expected rates of return of the wealth management products, the Group considers that each of the Subscriptions would provide the Group with better returns than the returns on deposits generally offered by commercial banks in the PRC and increase the Company's overall income. Accordingly, the Directors consider that the transactions are on normal commercial terms which are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

The Group has implemented internal control procedures to ensure that the Subscriptions would not affect the working capital or the operations of the Group, and that such investments would be conducted on the principle of protecting the interests of the Company and its shareholders as a whole.

INFORMATION OF THE COMPANY

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.

INFORMATION OF THE ISSUERS

ABC

ABC is a licensed bank and a joint-stock limited company incorporated under the laws of the PRC. It is principally engaged in banking business and provides a comprehensive range of financial products and services to institutional and individual customers under the supervision of the banking regulatory authority of the PRC. Its H shares are listed on the Stock Exchange (stock code: 1288) and its A shares are listed on the Shanghai Stock Exchange (stock code: 601288).

ABC Wealth Management

ABC Wealth Management is a wholly-owned subsidiary of ABC. Its principal businesses include the issuance and investment management of wealth management products, provision of wealth management advisory and consultancy services, and other businesses approved by the relevant regulatory authorities.

Bank of Shanghai

Bank of Shanghai is a licensed bank and a joint-stock limited company incorporated under the laws of the PRC. Its A shares are listed on the Shanghai Stock Exchange (stock code: 601229). It is principally engaged in banking and related financial activities.

BOC Wealth Management

BOC Wealth Management is a wholly-owned subsidiary of BOC. It is principally engaged in the issuance of the publicly-offered wealth management products and privately-offered wealth management products and relevant wealth management businesses such as wealth management advisory and consulting.

BOCOM Wealth Management

BOCOM Wealth Management is a wholly-owned subsidiary of BOCOM. Its principal businesses include the issuance of wealth management products and asset management.

BOCOM is a licensed bank and a joint-stock limited company incorporated under the laws of the PRC. It is primarily engaged in banking and related financial activities. Its shares are listed on the Stock Exchange (stock code: 3328) and the Shanghai Stock Exchange (stock code: 601328).

BOSC Wealth Management

BOSC Wealth Management is a wholly-owned subsidiary of Bank of Shanghai. Its principal businesses include the issuance of wealth management products and asset management.

BRTC

To the best of the Company's knowledge, information and belief, BRTC is a non-bank financial institution registered in China. It has obtained a license issued by the China Banking Regulatory Commission (中國銀行業監督管理委員會) and conducts businesses such as fund trust, movable and immovable property trust and family trust under the supervision of the China Banking Regulatory Commission.

CCB Trust

To the best of the Company's knowledge, information and belief, CCB Trust is a company incorporated in the PRC with limited liability. It is controlled by China Construction Bank Corporation (中國建設銀行股份有限公司) (a joint-stock company incorporated in the PRC and listed on the Main Board of the Stock Exchange (stock code: 0939) and the Shanghai Stock Exchange (stock code: 601939)) and State-owned Assets Supervision and Administration Commission of Hefei Municipal People's Government (合肥市人民政府國有資產監督管理委員會). Its business scope includes asset securitization, equity investment and family wealth management.

China Guangfa Bank

China Guangfa Bank is a licensed bank in the PRC. It is principally engaged in banking business and provides a comprehensive range of financial products and services to institutional and individual customers under the supervision of the banking regulatory authority of the PRC.

China Merchants Bank

China Merchants Bank is a licensed bank and a joint-stock limited company incorporated under the laws of the PRC. Its H shares are listed on the Stock Exchange (stock code: 3968) and its A shares are listed on the Shanghai Stock Exchange (stock code: 600036). It is principally engaged in banking business and provides a comprehensive range of financial products and services to institutional and individual customers under the supervision of the banking regulatory authority of the PRC.

CIB Wealth Management

CIB Wealth Management is a wholly-owned subsidiary of Industrial Bank Co., Ltd. (興業銀行股份有限公司) ("**CIB**"). Its principal businesses include the issuance of public and private wealth management products, asset investment management, and provision of wealth management advisory services.

CIB is a licensed bank and a joint-stock limited company incorporated under the laws of the PRC. Its A shares are listed on the Shanghai Stock Exchange (stock code: 601166). It is principally engaged in banking business and provides a comprehensive range of financial products and services to institutional and individual customers under the supervision of the banking regulatory authority of the PRC.

CITIC Bank

CITIC Bank is a licensed bank and a joint-stock limited company incorporated under the laws of the PRC. Its H shares are listed on the Stock Exchange (stock code: 0998) and its A shares are listed on the Shanghai Stock Exchange (stock code: 601998). Its principal businesses include corporate banking, retail banking and financial markets business.

CITIC Securities

CITIC Securities is a joint-stock limited liability company incorporated in the PRC. Its shares are listed on the Stock Exchange (stock code: 6030) and the Shanghai Stock Exchange (stock code: 600030). Its principal business includes securities brokerage, investment banking and asset management.

CITIC Wealth Management

CITIC Wealth Management is a wholly-owned subsidiary of CITIC Bank. The principal businesses of CITIC Wealth Management include offering of wealth management products, investment and management of properties entrusted by investors and wealth management advisory and consulting services.

CMB Wealth Management

CMB Wealth Management was established in 2019 with a registered capital of approximately RMB5.556 billion. China Merchants Bank and JPMorgan Asset Management (Asia Pacific) Limited held 90% and 10% of CMB Wealth Management's shares respectively. The business scope of CMB Wealth Management includes the issuance of wealth management products, the provision of wealth management consultancy and advisory services, and other businesses approved by regulatory authorities.

CMBC Wealth Management

CMBC Wealth Management is a company established in the PRC, and a wholly-owned subsidiary of CMBC. Its primary activities include the issuance and investment management of wealth management products, wealth management advisory and consulting services, and other businesses approved by regulatory authorities.

CMBC is a joint-stock company incorporated in the PRC. Its shares are listed on the Stock Exchange (stock code: 1988) and the Shanghai Stock Exchange (stock code: 600016). It engages in the banking business and provides comprehensive financial products and services to institutional and individual clients under the supervision of the China Banking Regulatory Commission.

Everbright Wealth Management

Everbright Wealth Management is a wholly-owned subsidiary of China Everbright Bank. Its principal businesses include the issuance of wealth management products, management of investors' assets as trustee, and provision of wealth management advisory and consultancy services.

China Everbright Bank is a licensed bank and a joint-stock limited company incorporated under the laws of the PRC. It is principally engaged in banking business and provides a comprehensive range of financial products and services to institutional and individual customers under the supervision of the banking regulatory authority of the PRC. Its A shares are listed on the Shanghai Stock Exchange (stock code: 601818) and its H shares are listed on the Stock Exchange (stock code: 6818).

GF Securities

GF Securities is a joint-stock company incorporated in the PRC with limited liability. Its H shares are listed on the Stock Exchange (stock code: 1776) and its A shares are listed on the Shenzhen Stock Exchange (stock code: 000776). Its principal businesses include securities brokerage, investment banking and asset management.

Guangzhou Rural Commercial Bank

Guangzhou Rural Commercial Bank is a joint-stock company incorporated in the PRC with limited liability. It is principally engaged in banking business and provides a comprehensive range of financial products and services to institutional and individual customers under the supervision of the banking regulatory authority of the PRC. Its H shares are listed on the Stock Exchange (stock code: 1551).

Huaxia Wealth Management

Huaxia Wealth Management is a wealth management subsidiary wholly-owned by Huaxia Bank. Its principal business includes issuing wealth management products, managing the investors' assets as trustee, and financial advisory and consulting services.

Huaxia Bank is a licensed bank and a joint-stock limited company incorporated under the laws of the PRC. It carries out banking business, as well as provides comprehensive financial products and services for institutions and individuals under the supervision of the Banking Regulatory Commission. Its shares are listed on the Shanghai Stock Exchange (stock code: 600015).

Ping An Bank

Ping An Bank is a licensed bank incorporated under the laws of the PRC and is engaged in, amongst others, provision of corporate and retail banking services, investment banking, asset management and other financial services.

Ping An Wealth Management

Ping An Wealth Management is a wholly-owned subsidiary of Ping An Bank. Its principal businesses include the issuance and management of wealth management products and provision of wealth management advisory and consultancy services.

PSBC Wealth Management

PSBC Wealth Management is a wholly-owned subsidiary of Postal Savings Bank of China Co., Ltd. ("**PSBC**"). Its principal businesses include the issuance of wealth management products, provision of wealth management advisory and consultancy services and other asset management businesses.

PSBC is a joint-stock company incorporated in the PRC with limited liability. It is principally engaged in banking business and provides a comprehensive range of financial products and services to institutional and individual customers under the supervision of the banking regulatory authority of the PRC. Its H shares are listed on the Stock Exchange (stock code: 1658) and its A shares are listed on the Shanghai Stock Exchange (stock code: 601658).

SPD Bank

SPD Bank is a joint-stock company incorporated in the PRC with limited liability and a licensed bank in the PRC. Its A shares are listed on the Shanghai Stock Exchange (stock code: 600000). It is principally engaged in banking business and provides a comprehensive range of financial products and services to institutional and individual customers under the supervision of the banking regulatory authority of the PRC.

SPDB Wealth Management

SPDB Wealth Management is a wholly-owned subsidiary of SPD Bank. Its principal businesses include the issuance and management of wealth management products and provision of wealth management advisory and consultancy services.

Shanghai International Trust

Shanghai International Trust was incorporated in the PRC on 6 May 1981. It is a non-bank financial institution approved and regulated by China Banking Regulatory Commission. Its principal businesses include asset management, family trust and wealth management services.

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

LISTING RULES IMPLICATIONS

In calculating the percentage ratios under Chapter 14 of the Listing Rules, in accordance with Rule 14.22 of the Listing Rules, each subscription of wealth management product from an Issuer has been aggregated with the aggregate outstanding amount of subscriptions from the relevant Issuer Group as at the date of subscription.

As the highest applicable percentage ratio of each of those being classified as the discloseable transactions, on a standalone and/or an aggregated basis, exceeded 5% but below 25%, each of them was subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

As the highest applicable percentage ratio of each of those being classified as the major transactions, on a standalone and/or an aggregated basis, exceeded 25% but below 100%, each of them was subject to the reporting, announcement and shareholders' approval requirements under Chapter 14 of the Listing Rules.

However, considering that at the date of this announcement, each of the relevant Subscriptions has already been fully redeemed, the Company considers that it would not be meaningful to seek Shareholders' approval for the relevant Subscriptions, therefore it does not intend to despatch any circular or convene any general meeting of the Company for the purpose of approving or ratifying them.

The Company should have published an announcement and, in the case of major transactions, a circular in respect of each of the Subscriptions as and when such obligations arose. The Company acknowledges that the reporting, announcement and shareholders' approval requirements (as the case may be) in respect of each of the Subscriptions as required under Rule 14.34, Rule 14.38A and Rule 14.40 of Chapter 14 of the Listing Rules had been delayed due to its unintentional oversight.

REMEDIAL ACTIONS

While the wealth management products under the Subscriptions have been fully redeemed as at the date of this announcement, the Company would like to stress that the non-timely compliance with the disclosure requirements under Chapter 14 of the Listing Rules was inadvertent and unintentional. The Company would like to emphasize that it had no intention to withhold any information to the public as required under the Listing Rules. This incident was due to the Company's inadvertent omission and misunderstanding of the Listing Rules in respect of the nature of the transactions of wealth management products. The Company has and will continue to put great emphasis on the importance of Listing Rules compliance and the risk assessment of its subscriptions for wealth management products and to avoid occurrence of similar incidents in the future.

In order to prevent similar incidents from occurring in the future, the Company has implemented the below remedial measures and enhanced the internal control measures:

(a) the Company has organised a meeting with the CFO, the company secretary and the finance department of the Company, to inform the relevant employees responsible for compliance and executing the subscriptions the correct classification of wealth management products (including but not limited to structured deposit products), and reminded the relevant employees to report the subscription/redemption of wealth management products to the CFO of the Company before such

subscription/redemption to ensure the relevant transaction complies with relevant requirements under the Listing Rules. The relevant employees responsible for subscription/redemption of wealth management products and compliance with the Listing Rules are now fully aware of the relevant classification and the requirements under the Listing Rules;

(b) as from mid-July 2026, the Company has established the enhanced tracking ledgers with respect to wealth management products, with entries managed by the finance director and reviewed by the CFO on a monthly basis. The entries include details of the products subscribed with respect to each Issuer Group, including the subscription dates, redemption dates, the amount to be subscribed, the total outstanding amount and the relevant size test calculations on a standalone and aggregated basis under Chapter 14 of the Listing Rules. Prior to making any subscription of wealth management products, the finance director will enter the product details and the relevant size test calculations will be calculated. If the highest percentage ratio results in the potential subscription to be classified as a notifiable transaction under Chapter 14 of the Listing Rules, the finance director will notify the CFO and the Company will seek advice and comply with the relevant requirements under the Listing Rules;

(c) The Company, with the assistance of an external consultant, is reviewing and will update its employee guidelines relating to notifiable transactions under Chapter 14 of the Listing Rules to specifically include some common types of transactions (e.g. subscription/redemption of structured deposit products) and the aggregation requirements thereunder before 30 November 2026. The updated guidelines will be circulated to the Directors, senior management and all relevant employees; and

(d) the Company has conducted internal training program to its Directors, senior management and relevant employees in the finance and investment departments of the Group before the end of October 2026, which has focused on the requirements of the relevant Listing Rules (including Chapters 14 and 14A of the Listing Rules) and emphasized the importance of compliance with such requirements.

The Company considers that these measures effectively address the root cause of non-timely compliance, primarily arising from the management's misinterpretation of the relevant requirements, and will mitigate the risk of recurrence. Going forward, the Company will comply with the updated internal guidelines relating to notifiable transactions under Chapter 14 of the Listing Rules for subscription/redemption of wealth management products and ensure compliance with the Listing Rules in a timely manner.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms shall have the following meanings:

"ABC"	Agricultural Bank of China Limited(中國農業銀行), a joint-stock company established under the laws of the PRC
"ABC Wealth Management"	ABC Wealth Management Co., Ltd.(農銀理財有限責任公司), a wholly-owned subsidiary of ABC and a company incorporated in the PRC with limited liability
"Announcements"	the Company's announcements dated 18 September 2025 and 22 May 2026 in relation to the Prior Subscriptions
"Bank of Shanghai"	Bank of Shanghai Co., Ltd.(上海銀行股份有限公司), a joint-stock company established under the laws of the PRC
"Board"	the board of Directors of the Company
"BOC"	Bank of China Limited(中國銀行股份有限公司), a licensed bank incorporated under the laws of the PRC
"BOC Wealth Management"	BOC Wealth Management Co., Ltd.(中銀理財有限責任公司), a company established in the PRC with limited liability
"BOCOM"	Bank of Communications Co., Ltd.(交通銀行股份有限公司), a joint-stock company established under the laws of the PRC
"BOCOM Wealth Management"	BOCOM Wealth Management Co., Ltd.(交銀理財有限責任公司), a company established under the laws of the PRC with limited liability
"BOSC Wealth Management"	BOSC Wealth Management Co., Ltd(上銀理財有限公司), a company established under the laws of the PRC with limited liability
"BRTC"	Bridge Trust Co., Ltd(百瑞信託有限責任公司), a company incorporated in the PRC with limited liability
"CCB Trust"	CCB TRUST CO., LTD.(建信信託有限責任公司), a company incorporated in the PRC with limited liability
"China Everbright Bank"	China Everbright Bank Company Limited(中國光大銀行股份有限公司), a joint-stock company established under the laws of the PRC

"China Guangfa Bank"	China Guangfa Bank Co., Ltd.(廣發銀行股份有限公司), a joint-stock company established under the laws of the PRC
"China Merchants Bank"	China Merchants Bank Co., Ltd.(招商銀行股份有限公司), a joint-stock company established under the laws of the PRC
"CIB Wealth Management"	CIB Wealth Management Co., Ltd.(興銀理財有限責任公司), a company established under the laws of the PRC with limited liability
"CITIC Bank"	China CITIC Bank Corporation Limited(中信銀行股份有限公司), a joint-stock company established under the laws of the PRC with limited liability
"CITIC Securities"	CITIC Securities Company Limited(中信証券股份有限公司), a company incorporated in the PRC with limited liability
"CITIC Wealth Management"	CITIC Wealth Management Corporation Limited(信銀理財有限責任公司), a company established under the laws of the PRC with limited liability
"CMBC"	China Minsheng Banking Corp., Ltd.(中國民生銀行股份有限公司), a joint-stock company incorporated in the PRC and the shares of which are listed on the Stock Exchange (stock code: 1988) and the Shanghai Stock Exchange (stock code: 600016)
"CMB Wealth Management"	CMB Wealth Management Co., Ltd.,(招銀理財有限責任公司) a company established under the laws of the PRC with limited liability
"CMBC Wealth Management"	CMBC Wealth Management Co., Ltd.(民生理財有限責任公司), a company established under the laws of the PRC with limited liability
"Company"	Times Neighborhood Holdings Limited (stock code: 9928), an exempted company incorporated in the Cayman Islands with limited liability, and the shares of which are listed on the Main Board of the Stock Exchange
"connected person(s)"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company
"Everbright Wealth Management"	Everbright Wealth Management Co., Ltd.(光大理財有限責任公司), a company established under the laws of the PRC with limited liability

"GF Securities"	GF Securities Co., Ltd.(廣發証券股份有限公司), a company established under the laws of the PRC with limited liability
"Group"	the Company, its subsidiaries and consolidated affiliated entities
"Guangzhou Rural Commercial Bank"	Guangzhou Rural Commercial Bank Co., Ltd.(廣州農村商業銀行股份有限公司), a joint-stock company established under the laws of the PRC
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Huaxia Bank"	Hua Xia Bank Co., Limited(華夏銀行股份有限公司), a joint-stock company incorporated under the laws of the PRC
"Huaxia Wealth Management"	Huaxia Wealth Management Co., Ltd *(華夏理財有限責任公司), a company established in the PRC with limited liability
"Issuer(s)"	the issuer(s) of the wealth management products under the Subscriptions, namely, ABC, ABC Wealth Management, Bank of Shanghai, BOC Wealth Management, BOSC Wealth Management, BOCOM Wealth Management, BRTC, CCB Trust, China Merchants Bank, China Guangfa Bank, CIB Wealth Management, CITIC Bank, CITIC Securities, CITIC Wealth Management, CMB Wealth Management, CMBC Wealth Management, Everbright Wealth Management, GF Securities, Guangzhou Rural Commercial Bank, Huaxia Wealth Management, Ping An Bank, Ping An Wealth Management, PSBC Wealth Management, SPD Bank, SPDB Wealth Management and Shanghai International Trust
"Issuer Group"	Issuers in the same group of companies for the purposes of calculation of the applicable percentage ratios taking into account the aggregation principles under Rules 14.22 and 14.23 of the Listing Rules, namely: (a) ABC and ABC Wealth Management; (b) Bank of Shanghai and BOSC Wealth Management; (c) BOC and BOC Wealth Management; (d) China Merchants Bank and CMB Wealth Management; (e) CITIC Wealth Management, CITIC Bank and CITIC Securities; (f) Ping An Bank and Ping An Wealth Management; and (g) SPD Bank, SPDB Wealth Management and Shanghai International Trust.

"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Ping An Bank"	Ping An Bank Co., Ltd.*(平安銀行股份有限公司), a licensed bank incorporated under the laws of the PRC
"Ping An Wealth Management"	Ping An Wealth Management Co., Ltd.(平安理財有限責任公司), a company established under the laws of the PRC with limited liability
"PRC"	the People's Republic of China
"Prior Subscriptions"	subscription of Prior Wealth Management Products in the aggregate investment amount of RMB100,000,000 by the Group on 18 September 2025 and 22 May 2026, details of which are set out in the Announcements
"Prior Wealth Management Products"	wealth management products for which GF Securities acted as the investment advisor, particulars of which are set out in the Announcements
"PSBC Wealth Management"	PSBC Wealth Management Co., Ltd.(中郵理財有限責任公司), a company established under the laws of the PRC with limited liability
"Relevant Period"	since the listing of the Shares on 19 December 2019 up to the date of this announcement
"RMB"	Renminbi, the lawful currency of the PRC
"Shanghai International Trust"	Shanghai International Trust Co., Ltd.(上海國際信託有限公司), a company established under the laws of the PRC with limited liability
"Share(s)"	the ordinary shares of the Company with a par value HK$0.01 per share
"Shareholder(s)"	the holder(s) of the Shares
"SPD Bank"	Shanghai Pudong Development Bank Co., Ltd.(上海浦東發展銀行股份有限公司), a joint-stock company established under the laws of the PRC
"SPDB Wealth Management"	SPDB Wealth Management Co., Ltd.(浦銀理財有限責任公司), a company established under the laws of the PRC with limited liability
"Stock Exchange"	The Stock Exchange of Hong Kong Limited

"Subscriptions"	the subscriptions that constitute notifiable transactions under Chapter 14 of the Listing Rules, as set out in detail in the section headed "THE SUBSCRIPTIONS OF WEALTH MANAGEMENT PRODUCTS" of this announcement
"subsidiaries"	has the meaning ascribed to it under the Listing Rules
"%"	per cent

* *For identification purpose only*

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

Hong Kong, 5 November 2026

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