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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 5 November 2026, the Loan Agreement was entered into between UDSL as the lender and Customer GU as the Borrower, pursuant to which UDSL has agreed to grant the Loan to the Borrower for a principal amount of RMB15,000,000 for one year term.

LISTING RULES IMPLICATIONS

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

PROVISION OF FINANCIAL ASSISTANCE

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Summarised below are the principal terms of the Loan Agreement.

THE LOAN AGREEMENT

Date of Agreement	:	5 November 2026
Lender	:	UDSL
Borrower	:	Customer GU
Principal	:	RMB15,000,000
Interest rate	:	14.4% per annum
Term	:	12 months commencing from the drawdown date
Security	:	(i) A first legal charge mortgage in respect of a residential property located at Haidian District, Beijing, with valuation conducted by an independent property valuer in Beijing with a market value of approximately RMB21,720,000 as at 16 September 2026 (ii) Personal guarantee executed by the Guarantor in favour of UDSL, pursuant to which the Guarantor shall guarantee the repayment obligation of the Borrower under the Loan Agreement
Repayment	:	the Borrower 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

The making of the Loan is collateralised against a residential property. The collateral provided by the Borrower for the Loan is sufficient based on the value of the mortgaged property for the Loan as determined by an independent valuer.

The advances in respect of the Loan are also made on the basis of the Company's credit assessments with reference to the facts that (i) the collateral provided by the Borrower is at the prime site in Beijing; (ii) the Borrower's net worth is strong and solid to prove her repayment ability; and (iii) the relatively short term nature of the Loan. After taking into account the factors as disclosed above in assessing the risks of the relevant advances, the Company considers that the risks involved in the advances to the Borrower are manageable.

FUNDING OF THE LOAN

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

INFORMATION ON THE BORROWER AND GUARANTOR

Customer GU and the Guarantor are PRC individuals and merchants who engage in the new energy technology industry. The Guarantor is the former husband of the Borrower. The Borrower is a new customer and has no previous relationship with the Group, and was approached by the Group through its network. To the best of the knowledge, information and belief of the Directors having made all reasonable enquiry, the Borrower and the Guarantor 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. UDSL, as the lender of the Loan, is a wholly-owned subsidiary controlled by the Company.

REASONS FOR ENTERING INTO THE LOAN AGREEMENT

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

The terms of the Loan Agreement, including the interest rate applicable, were negotiated on an arm's length basis between UDSL and the Borrower, having taken into account the prevailing market terms and practice of transactions of similar nature. The Directors consider that the grant of the Loan is a financial assistance provided by the Group within the meaning of the Listing Rules. The Directors are of the view that the terms of the Loan Agreement were entered into on normal commercial terms based on the Group's credit policy. Taking into account the satisfactory financial background of the Borrower and that a stable revenue and cashflow stream from the interest income is expected, the Directors consider that the terms of the Loan Agreement are fair and reasonable and the entering into of the Loan Agreement is in the interests of the Company and its Shareholders as a whole.

LISTING RULES IMPLICATIONS

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DEFINITIONS

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

"Board"	the board of Directors
"Borrower"	Customer GU
"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 GU"	Ms. Han Xuan（韓璇）, an individual who is an Independent Third Party
"Director(s)"	the director(s) of the Company
"Group"	the Company and its subsidiaries
"Guarantor"	Mr. Yan Lichen（閆立臣）, an individual who is an Independent Third Party
"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
"RMB"	Renminbi, the lawful currency of the PRC
"Share(s)"	share(s) in the share capital of the Company
"Shareholder(s)"	holder(s) of the Share(s)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"UDSL"	CFSH Urban Development (Beijing) Small Loan Co., Ltd.（北京中金城開小額貸款有限公司）, is a wholly-foreign-owned enterprise established in the PRC whose principal business is the provision of loans to individuals and SME in Beijing
"the Loan"	the first legal charge mortgage loan in the amount of RMB15,000,000 granted to the Borrower under the Loan Agreement

"the Loan Agreement"	the loan agreement made between UDSL and the Borrower for the Loan on 5 November 2026

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

Hong Kong, 5 November 2026

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

Executive Directors:
Ms. Cheung Amy
Mr. Zhang Min *(Chief Executive Officer)*

Non-executive Director:
Dr. Cheung Chai Hong *(Chairman)*

Independent Non-executive Directors:
Mr. Chan Chun Keung
Mr. Cheung Pak To
Mr. Lee Ka Wai
Mr. Zhang Kun