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**東方企控集團有限公司**  
ORIENTAL ENTERPRISE HOLDINGS LIMITED

*(Incorporated in Hong Kong with limited liability)*  
(Stock Code: 18)

## **DISCLOSEABLE TRANSACTION**

### **SUPPLEMENTAL AGREEMENT IN RELATION TO EXTENSION OF LOAN**

Reference is made to the announcement of the Company dated 6 July 2021 where it was announced that OFA, a wholly-owned subsidiary of the Company, entered into the Loan Agreement with the Customer, pursuant to which OFA granted a loan in the principal amount of HK\$194 million to the Customer for a term of 12 months.

The Board wishes to announce that on 6 July 2022 (after trading hours), OFA entered into the Supplemental Agreement with the Customer to extend the repayment date of the Loan to 7 July 2023 with the other terms and conditions of the Loan Agreement remaining unchanged.

As some of the applicable percentage ratios under Rule 14.07 of the Listing Rules in respect of the Loan (as extended by the Supplemental Agreement) exceed 5% but all are less than 25%, the Extension constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules and is subject to the reporting and announcement requirements under the Listing Rules.

## **INTRODUCTION**

Reference is made to the announcement of the Company dated 6 July 2021 where it was announced that OFA, a wholly-owned subsidiary of the Company, entered into the Loan Agreement with the Customer, pursuant to which OFA granted a loan in the principal amount of HK\$194 million to the Customer for a term of 12 months.

The Board wishes to announce that on 6 July 2022 (after trading hours), OFA entered into the Supplemental Agreement with the Customer to extend the repayment date of the Loan to 7 July 2023 with the other terms and conditions of the Loan Agreement remaining unchanged.

## **TERMS OF THE LOAN**

The principal terms of the Loan Agreement (as amended and supplemented by the Supplemental Agreement) are set out below:

Date of the Loan Agreement: 6 July 2021

Date of the Supplemental Agreement: 6 July 2022

Lender:	OFA
Borrower:	Customer
Principal:	HK\$194 million
Interest rate:	0.96% per month (i.e. 11.52% per annum)
Maturity date of the Loan:	7 July 2023
Repayment:	Customer shall pay interest monthly and repay the principal amount of the Loan and interest payable at maturity
Early repayment:	Customer shall have an option to make early repayment of the Loan subject to the Customer giving OFA not less than 1 month's advance notice in writing
Security:	An all-money first legal charge in favour of OFA in respect of 2 office premises located in Admiralty, Hong Kong and 2 residential apartments and 2 car parking spaces located in Mid-Levels, Hong Kong owned by the Mortgagors, which are valued by an independent property valuer at HK\$281 million in May 2022.

## **FUNDING OF THE LOAN**

The Loan was financed by the Group's internal resources.

## **INFORMATION OF THE CUSTOMER AND OTHER SECURITY PARTIES**

The Customer is a businessman based in Hong Kong, principally engaged in the business of manufacture and sale of packaging boxes and materials. The Mortgagors are companies wholly owned by the Customer, which are principally engaged in the business of property holding. To the best of the knowledge, information and belief of the Directors having made all reasonable enquiry, the Customer and the Mortgagors are Independent Third Parties.

## **INFORMATION OF THE GROUP AND THE LENDER**

The Company is an investment holding company and is the holding company of the Group. The Group is principally engaged in publication of newspapers and money lending business. OFA is a wholly-owned subsidiary of the Company and is a licensed money lender, principally engaged in the business of money lending in Hong Kong.

## **REASONS FOR AND BENEFITS OF ENTERING INTO THE LOAN AGREEMENT AND THE SUPPLEMENTAL AGREEMENT**

OFA is a licensed money lender. The grant of the Loan to the Customer pursuant to the Loan Agreement is in the ordinary course of business of OFA and can generate a stable revenue and cash flow stream to the Group from interest income. Given that the terms of the Loan Agreement were negotiated on an arm's length basis between OFA and the Customer with reference to OFA's credit policy and the prevailing market rate, and taken into account the repayment track record of the Borrower, the Directors are of the view that the Extension and the entering into the Supplemental Agreement are fair and reasonable and in the interest of the Company and its shareholders as a whole.

## LISTING RULES IMPLICATIONS

As some of the applicable percentage ratios under Rule 14.07 of the Listing Rules in respect of the Loan (as extended by the Supplemental Agreement) exceed 5% but all are less than 25%, the Extension constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules and is subject to the reporting and announcement requirements under the Listing Rules.

## DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions shall have the following meanings when used herein:

“ <b>Board</b> ”	the board of Directors
“ <b>Company</b> ”	Oriental Enterprise Holdings Limited, a company incorporated in Hong Kong with limited liability which shares are listed on the main board of the Stock Exchange
“ <b>connected person</b> ”	has the meaning ascribed thereto under the Listing Rules
“ <b>Customer</b> ”	Ms. To Yuen Fang Louise, being the borrower under the Loan Agreement and an Independent Third Party
“ <b>Director(s)</b> ”	the director(s) of the Company
“ <b>Extension</b> ”	the extension of the maturity date of the Loan from 7 July 2022 to 7 July 2023
“ <b>Group</b> ”	the Company and its subsidiaries
“ <b>HK\$</b> ”	Hong Kong dollars, the lawful currency of Hong Kong
“ <b>Hong Kong</b> ”	the Hong Kong Special Administrative Region of the People’s Republic of China
“ <b>Independent Third Party</b> ”	third party that is independent of the Company and connected persons of the Company
“ <b>Listing Rules</b> ”	the Rules Governing the Listing of Securities on the Stock Exchange
“ <b>Loan</b> ”	the secured loan with a principal amount of HK\$194 million granted by OFA to the Customer pursuant to the Loan Agreement (as supplemented by the Supplemental Agreement)
“ <b>Loan Agreement</b> ”	the loan agreement dated 6 July 2021 entered into between OFA and the Customer in respect of the Loan

<b>“Mortgagors”</b>	owners of the properties which were charged in favour of OFA as security for the Loan and include:  (a) Pacrim Realty (HK) Limited, a company incorporated in Hong Kong with limited liability and wholly owned by the Customer; and  (b) Eminent Gain Limited, a company incorporated in Hong Kong with limited liability and wholly owned by the Customer
<b>“OFA”</b>	Oriental FA Limited, a company incorporated in Hong Kong with limited liability with money lenders licence registered under the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong), which is a wholly-owned subsidiary of the Company
<b>“Stock Exchange”</b>	The Stock Exchange of Hong Kong Limited
<b>“Supplemental Agreement”</b>	the supplemental loan agreement dated 6 July 2022 entered into between OFA and the Customer in respect of the Extension

By order of the Board  
**Oriental Enterprise Holdings Limited**  
**Ching-fat MA**  
*Chairman*

Hong Kong, 6 July 2022

*As at the date hereof, the Board comprises seven Directors, of which three are executive Directors, namely Mr. Ching-fat MA (Chairman), Mr. King-ho MA (Vice Chairman) and Mr. Shun-chuen LAM (Chief Executive Officer), one non-executive Director, namely Mr. Dominic LAI and three independent non-executive Directors, namely Mr. Yau-nam CHAM, Mr. Ping-wing PAO and Mr. Yat-fai LAM.*