

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



New Century Group Hong Kong Limited
新世紀集團香港有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 234)

DISCLOSEABLE TRANSACTION
PROVISION OF FINANCIAL ASSISTANCE

PROVISION OF FINANCIAL ASSISTANCE

The Board is pleased to announce that on 10 August 2023, the New Loan Agreement was entered into between ETC Finance, an indirect non-wholly owned subsidiary of the Company, as lender, the Customer as borrower, and Guarantor A and Guarantor B as guarantors. Pursuant to the New Loan Agreement, ETC Finance agreed to grant a mortgage loan in the principal sum of HK\$25,000,000 to the Customer for a term of 12 months.

Before entering into of the New Loan Agreement, ETC Finance has entered into the Existing Loan Agreement with the Customer and the Guarantors for granting a mortgage loan to the Customer in the principal sum of HK\$5,954,744 for a term of 14 months.

LISTING RULES IMPLICATIONS

The grant of the New Loan requires aggregation with the Existing Loan under Rule 14.22 of the Listing Rules. As certain of the applicable percentage ratios in respect of the New Loan and the Existing Loan in aggregate are more than 5% but less than 25% under Rule 14.07 of the Listing Rules, the grant of the New Loan and the Existing Loan constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules and is therefore subject to the reporting and announcement requirements under the Listing Rules.

* For identification purpose only

PROVISION OF THE NEW LOAN

The Board is pleased to announce that on 10 August 2023, the New Loan Agreement was entered into between ETC Finance, an indirect non-wholly owned subsidiary of the Company, as lender, the Customer as borrower, and Guarantor A and Guarantor B as guarantors. Pursuant to the New Loan Agreement, ETC Finance agreed to grant a mortgage loan in the principal sum of HK\$25,000,000 to the Customer for a term of 12 months. The principal terms of the New Loan Agreement are set out below:

NEW LOAN AGREEMENT

Date of agreement	: 10 August 2023
Lender	: ETC Finance
Borrower	: The Customer
Guarantors	: Guarantor A and Guarantor B
Principal	: HK25,000,000
Interest rate	: 8.0% per annum
Repayment	: Interest repayable by 12 monthly instalments with the principal repayable at the last instalment
Prepayment	: The borrower may prepay to the lender all outstanding balance of the loan together with interest accrued by giving prior one month written notice to the lender
Security	: A first legal charge in favour of the lender over: (a) a residential property located in Tsim Sha Tsui with valuation conducted by an independent professional property valuer on 2 August 2023 in amount of HK\$11,000,000; (b) an industrial property located in Shatin with valuation conducted by an independent professional property valuer on 2 August 2023 in amount of HK\$17,000,000; and (c) an industrial property located in Chai Wan with valuation conducted by an independent professional property valuer on 2 August 2023 in amount of HK\$8,300,000
Loan-To-Value (LTV) Ratio	: 68.9%

PROVISION OF THE EXISTING LOAN

Before entering into of the New Loan Agreement, ETC Finance has entered into the Existing Loan Agreement with the Customer and the Guarantors for granting a mortgage loan in the principal sum of HK\$5,954,744 to the Customer for a term of 14 months. The principal terms of the Existing Loan Agreement are set out as follows:

EXISTING LOAN AGREEMENT

Date of agreement	:	29 June 2023
Lender	:	ETC Finance
Borrower	:	The Customer
Guarantors	:	Guarantor A and Guarantor B
Principal	:	HK5,954,744
Interest rate	:	8.0% per annum
Repayment	:	Interest repayable by 14 monthly instalments with the principal repayable at the last instalment
Prepayment	:	The borrower may prepay to the lender all outstanding balance of the loan together with interest accrued by giving prior one month written notice to the lender
Security	:	A first legal charge in favour of the lender over an office unit located in Central with valuation conducted by an independent professional property valuer on 27 February 2023 in amount of HK\$10,500,000
Loan-To-Value (LTV) Ratio	:	56.7%

FUNDING OF THE NEW LOAN

The Group will finance the New Loan with its general working capital.

INFORMATION ON THE CREDIT RISK RELATING TO THE NEW LOAN

The grant of the New Loan was based on the collaterals provided by the Customer, the credit assessments on the financial strength and repayment ability of the Customer and the Guarantors, together with the relatively short-term nature of the New Loan. In accordance with its credit risk assessment procedure, ETC Finance has assessed the credit risks relating to the New Loan. After taking into account (i) the quality of the collaterals and LTV ratio at 68.9%; (ii) no bankruptcy record for the Customer and the Guarantors; and (iii) no irregularities from the legal and land search results, the Directors consider that the risks involved in the New Loan are relatively low and manageable. Accordingly, the New Loan is approved in accordance with the internal credit policy of ETC Finance.

INFORMATION ON THE CUSTOMER AND THE GUARANTORS

Customer

The Customer is a company incorporated in Hong Kong and its principal activity is property investment and a repeated customer of ETC Finance with no default record. Guarantor A and Guarantor B are the directors and shareholders of the Customer. To the best of the Directors' knowledge, information and belief having made all reasonable enquiry, the Customer and its ultimate beneficial owners are third parties independent of the Company and its connected persons (as defined under the Listing Rules).

Guarantor A

Guarantor A is an individual, a merchant, the spouse of Guarantor B, one of the directors and shareholders of the Customer and one of the Guarantors under the New Loan Agreement and the Existing Loan Agreement. Guarantor A holds 80% equity and beneficial interests of the Customer. To the best of the Directors' knowledge, information and belief having made all reasonable enquiry, Guarantor A is a third party independent of the Company and its connected persons (as defined under the Listing Rules).

Guarantor B

Guarantor B is an individual, a merchant, the spouse of Guarantor A, one of the directors and shareholders of the Customer and one of the Guarantors under the New Loan Agreement and the Existing Loan Agreement. Guarantor B holds 20% equity and beneficial interests of the Customer. To the best of the Directors' knowledge, information and belief having made all reasonable enquiry, Guarantor B is a third party independent of the Company and its connected persons (as defined under the Listing Rules).

“Company”	New Century Group Hong Kong Limited, a company incorporated in Bermuda with limited liability, whose shares are listed on the main board of the Stock Exchange with stock code 234
“Customer”	the borrower under the New Loan Agreement and the Existing Loan Agreement, being a company incorporated in Hong Kong
“Directors”	the directors of the Company
“ETC Finance”	ETC Finance Limited, a company incorporated in Hong Kong with limited liability and with money lenders licence registered under Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong), which is an indirect non-wholly owned subsidiary of the Company
“Existing Loan”	a mortgage loan in the principal sum of HK\$5,954,744 granted by ETC Finance to the Customer pursuant to the Existing Loan Agreement
“Existing Loan Agreement”	the loan agreement dated 29 June 2023 entered into between ETC Finance, the Customer and the Guarantors, particulars of which are stated in the section headed “Existing Loan Agreement” in this announcement
“Group”	the Company and its subsidiaries
“Guarantor A”	one of the Guarantors under the New Loan Agreement and the Existing Loan Agreement, being an individual
“Guarantor B”	one of the Guarantors under the New Loan Agreement and the Existing Loan Agreement, being an individual
“Guarantors”	Guarantor A and Guarantor B
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“New Loan”	a mortgage loan in the principal sum of HK\$25,000,000 granted by ETC Finance to the Customer pursuant to the New Loan Agreement

“New Loan Agreement”	the loan agreement dated 10 August 2023 entered into between ETC Finance, the Customer and the Guarantors, particulars of which are stated in the section headed “New Loan Agreement” in this announcement
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“%”	per cent.

By order of the Board
New Century Group Hong Kong Limited
Ng Wee Keat
Chairman

Hong Kong, 10 August 2023

As at the date of this announcement, the Board comprises Mr. Ng Wee Keat (Chairman), Ms. Sio Ion Kuan (Deputy Chairman), Ms. Ng Siew Lang, Linda (Chief Operating Officer), Ms. Lilian Ng, Ms. Chen Ka Chee, Mr. Yu Wai Man and Ms. Huang Si Teng as executive directors and Mr. Cheung Chun Kwok, Mr. Kwan Kai Kin, Kenneth, Mr. Ho Yau Ming and Mr. Wong Steve Cheuk Hung as independent non-executive directors.