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**(1) ANNOUNCEMENT PURSUANT TO
RULE 13.19 OF THE LISTING RULES; AND
(2) INSIDE INFORMATION**

This announcement is made by Tai United Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the inside information provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), Rule 13.09 and Rule 13.19 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Pursuant to a facility agreement dated 3 December 2018 (as last amended and extended by a deed dated 5 February 2024) (the “**Facility Agreement**”) entered into between, among others, a bank registered in the United Kingdom as agent and lender (the “**Agent**”), and MRB Residential Partners LLP, a wholly-owned subsidiary of the Company as borrower (the “**Borrower**”), the Borrower is required to satisfy certain undertakings such as providing written evidence of refinancing commitment and/or signed agreement(s) for the sale of the Properties (as defined below) on or before 4 March 2024. The failure on the part of the Borrower in doing so would entitle the Agent to, among others, declare the outstanding principal amount, accrued interest and all other amounts payable under the Facility Agreement immediately due and payable. The Borrower was unable to satisfy the aforementioned undertakings on or before the said date, which constituted an event of default under the Facility Agreement (the “**Breach**”). The Breach has not resulted in the breach of other subsisting loan agreements and/or banking facilities entered into by the Group.

The obligations of the Borrower under the Facility Agreement were (i) guaranteed by (a) the Company; (b) two subsidiaries of the Company incorporated in the United Kingdom (the “**Subsidiaries**”); and (c) the Borrower; and (ii) secured in favor of the security agent under the Facility Agreement by (a) a legal mortgage over the Properties; (b) charges over, among others, bank accounts and all the assets of the Subsidiaries and the Borrower, as well as all issued shares in the Subsidiaries; and (c) a pledge of insurance proceeds of insurances taken out for the Properties. The assets of the Borrower primarily consist of residential property units located in London, the United Kingdom (the “**Properties**”) and the Subsidiaries are investment-holding vehicles. As at the date of this announcement, the aggregate outstanding principal amount under the Facility Agreement amounted to approximately GBP18.95 million

(the “**Outstanding Amount**”). The fair value of the Properties (as stated in the condensed consolidated financial statements of the Company as at 30 June 2023) is approximately HK\$583.5 million and well exceeds the Outstanding Amount.

Shareholders of the Company and other investors are reminded to exercise caution when dealing in the securities of the Company.

By Order of the Board
Tai United Holdings Limited
Wang Hongfang
Chairman and Chief Executive Officer

Hong Kong, 5 March 2024

As at the date of this announcement, the board of directors of the Company consists of Mr. Wang Hongfang and Mr. Zheng Yuchun as executive directors; and Dr. Gao Bin, Mr. Leung Ting Yuk and Ms. Song Yanjie as independent non-executive directors.