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**中金投集团**

China Financial Services Holdings Ltd

**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 18 June 2024, the Loan Agreement was entered into between UDSL as the lender and Customer DA and Customer DB as the Borrowers, pursuant to which UDSL has agreed to grant the Loan to the Borrowers for a principal amount of RMB7,500,000 for six months term.

### **LISTING RULES IMPLICATIONS**

As an applicable percentage ratio under Rule 14.07 of the Listing Rules in respect of the Loan granted to the Borrowers 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.

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Summarised below are the principal terms of the Loan Agreement.

### **THE LOAN AGREEMENT**

|                   |   |   |
|-------------------|---|---|
| Date of Agreement | : | 18 June 2024  |
| Lender            | : | UDSL  |
| Borrowers         | : | Customer DA and Customer DB   |
| Principal         | : | RMB7,500,000  |
| Interest rate     | : | 12% per annum   |
| Term              | : | 6 months commencing from the drawdown date  |
| Security          | : | (i) A first legal charge mortgage in respect of a residential property and a car park spacing located at Chaoyang District, Beijing, with valuation conducted by an independent property valuer in Beijing with the amount of approximately RMB9,830,000 and RMB280,000 respectively as at 7 and 14 June 2024<br><br>(ii) Corporate guarantee executed by the Guarantor in favour of UDSL, pursuant to which the Guarantor shall guarantee the repayment obligation of the Borrowers under the Loan Agreement |
| Repayment         | : | the Borrowers 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 and a car park spacing. The collaterals provided by the Borrowers for the Loan are sufficient based on the value of the mortgaged properties 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 collaterals provided by the Borrowers are at the prime site in Beijing; (ii) the Borrowers' net worth is strong and solid to prove their repayment abilities; 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 Borrowers are manageable.

## **FUNDING OF THE LOAN**

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

## **INFORMATION ON THE BORROWERS AND GUARANTORS**

Customer DA and Customer DB are PRC individuals and merchants who engage in the commercial complex and property management industry. Customer DA is the spouse of Customer DB. Guarantor is a limited company established in the PRC whose principal business is the provision of business and property management service. The Borrowers are new customers and have no previous relationship with the Group, and were 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 Borrowers 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 Borrowers are 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 Borrowers, 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 Borrowers 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.

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## **DEFINITIONS**

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

|               |   |
|---------------|---|
| “Board”       | the board of Directors  |
| “Borrowers”   | Customer DA and Customer DB   |
| “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 DA” | Ms. Li Hui (李暉), an individual who is an Independent Third Party and the spouse of Customer DB  |
| “Customer DB” | Mr. Xing Guo Qiang (邢國強), an individual who is an Independent Third Party and the spouse of Customer DA   |
| “Director(s)” | the director(s) of the Company  |

|                                |   |
|--------------------------------|---|
| “Group”                        | the Company and its subsidiaries  |
| “Guarantor”                    | 精圖盛業(北京)企業管理有限公司 is a limited liability company established in the PRC whose principal business is the provision of business and property management service. Guarantor is the subsidiary of a company whose shareholders are Customer DA and Customer DB |
| “HK\$”                         | Hong Kong Dollars, the lawful currency of Hong Kong   |
| “Hong Kong”                    | the Hong Kong Special Administrative Region of the People’s Republic of China   |
| “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 and Macau  |
| “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   |
| “the Loan”                     | the first legal charge mortgage loan in the amount of RMB7,500,000 granted to the Borrowers under the Loan Agreement  |
| “the Loan Agreement”           | the loan agreement made between UDSL and the Borrowers for the Loan on 18 June 2024   |

“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

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

Hong Kong, 18 June 2024

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

*Executive Director:*

Mr. Zhang Min (*Chief Executive Officer*)

*Non-executive Director:*

Mr. Tao Chun

*Independent Non-executive Directors:*

Mr. John Paul Ribeiro

Mr. Zhang Kun

Mr. Chan Chun Keung

Mr. Lee Ka Wai

Madam Zhan Lili