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SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED
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SUPPLEMENTAL AGREEMENT IN RELATION TO (I) VERY SUBSTANTIAL DISPOSAL IN RELATION TO THE TRANSACTIONS INVOLVING THE DISPOSAL OF LOAN INTEREST OF THE GROUP; AND (II) VERY SUBSTANTIAL ACQUISITION IN RELATION TO THE TRANSACTIONS INVOLVING THE TRANSFER OF THE TARGET PROPERTIES

Reference is made to the announcement of Silver Grant International Holdings Group Limited (the "**Company**") dated 27 June 2024 (the "**Announcement**") in relation to the Loan Assignment Agreement. Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

Pursuant to the Loan Assignment Agreement, if all the conditions precedent as set out in the Loan Assignment Agreement have not been satisfied (or waived by the Company or Guangdong Zhuguang, as the case may be) on or before the Long Stop Date (i.e. 31 December 2024 or such later date as the Company and Guangdong Zhuguang may agree in writing), the Loan Assignment Agreement shall cease and determine and neither party shall have any obligations and liabilities towards each other thereunder save for any antecedent breaches of the terms thereof.

As set out in the Announcement, Completion is subject to nine conditions precedent to the Loan Assignment Agreement. As at the date of this announcement, save for condition (5), none of the conditions precedent to the Loan Assignment Agreement have been satisfied.

In particular, for conditions (2), (3) and (4), the Company has submitted the relevant requests to obtain the consents and approvals from the lenders, Guangdong Zhuguang and Beijing Asset Gate, respectively, and to the best knowledge of Directors, having made all reasonable enquiries, the lenders, Guangdong Zhuguang and Beijing Asset Gate are proceeding with their respective internal approval processes to grant the relevant consents and approvals to the Company.

As additional time is required for the parties to the Loan Assignment Agreement to satisfy certain conditions precedent of the Loan Assignment Agreement as detailed above, on 22 January 2025, the Company and Guangdong Zhuguang entered into a supplemental agreement to extend the Long Stop Date under the Loan Assignment Agreement to 31 December 2025 or such later date as the Company and Guangdong Zhuguang may agree in writing.

Save and except for the aforesaid extension of the Long Stop Date, all other terms and conditions of the Loan Assignment Agreement remain unchanged and are in full force and effect.

By order of the Board
Silver Grant International Holdings Group Limited
Chu Hing Tsung
Chairman, Co-Chief Executive Officer and Executive Director

Hong Kong, 22 January 2025

As at the date of this announcement, the Board comprises Mr. Chu Hing Tsung (alias Zhu Qing Yi) (Chairman and Co-Chief Executive Officer), Mr. Zhang Wenguang (Co-Chief Executive Officer), Mr. Weng Jian and Ms. Ku Ka Lee as executive Directors; Mr. Chen Yongcun and Mr. Chen Zhiwei as non-executive Directors; and Mr. Liang Qing, Mr. Zhang Lu and Mr. Hung Muk Ming as independent non-executive Directors.