



SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED

銀建國際控股集團有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 171)

INTERIM FINANCIAL STATEMENTS

This announcement is made by Silver Grant International Holdings Group Limited (the “Company”, together with its subsidiaries, the “Group”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

BANKING BUSINESS

On 6 July 2021, East Gate (Beijing) Property Management Co., Ltd.* (東環(北京)物業管理有限公司) (“Beijing East Gate”), an indirect wholly-owned subsidiary of the Company, as borrower, entered into the following two entrusted loan agreements:

- (a) an entrusted loan agreement (as amended and supplemented by a supplemental entrusted loan agreement on even date) dated 6 July 2021 (the “Entrusted Loan A”) entered into among Beijing East Gate, as borrower, the Zhihang branch of Bank of Guangzhou Company Limited* (廣州銀行股份有限公司紙行支行) (the “Bank”), as lender, and Guangzhou Chengtou Investment Company Limited* (廣州市城投投資有限公司) (the “Entrusting Party”) as entrusting party, pursuant to which the Bank shall provide Beijing East Gate with an entrusted loan with the original principal amount of RMB1,880 million (the “Entrusted Loan A”). Entrusted Loan A carries an interest of 9% per annum; and

* For more information, please refer to the announcement of the Company dated 6 July 2021.

- (b) an entrusted loan agreement (as amended and supplemented by a supplemental entrusted loan agreement on even date) dated 6 July 2021 (the “**E** _____ **A** _____ **B**”) entered into among Beijing East Gate, as borrower, the Bank, as lender, and Guangzhou Chengtou Jiapeng Industrial Investment Fund Management Company Limited* (廣州城投佳朋產業投資基金管理有限公司) (the “**C** _____ **B**”) as entrusting party, pursuant to which the Bank shall provide Beijing East Gate with an entrusted loan with the original principal amount of RMB100 million (the “**E** _____ **B**”). Entrusted Loan B carries an interest of 9% per annum.

Each of the Entrusted Loan Agreement A and Entrusted Loan Agreement B is secured by:

- (a) pledges over certain properties owned by Beijing East Gate;
- (b) equity pledge over the entire equity interests in Beijing East Gate held by Winner Property Limited (“**W** _____”), an indirect wholly-owned subsidiary of the Company; and
- (c) guarantees provided by, among others, (i) Guangdong Zhuguang Group Company Limited* (廣東珠光集團有限公司) (“**G** _____”), a company established in the PRC with limited liability and the ultimate beneficial owners of which are Mr. Xie Bingzhao* (謝炳釗) and Mr. Zhu Geliang* (朱各亮); (ii) the Company; and (iii) Mr. Chu Hing Tsung (alias Zhu Qing Yi) (“**C** _____”), the Chairman, executive Director and Co-Chief Executive Officer of the Company.

Pursuant to the Entrusted Loan Agreement A, Beijing East Gate shall repay the principal of the Entrusted Loan A by 5 annual instalments in the amount of RMB50 million, RMB50 million, RMB50 million, RMB188 million, and RMB1,542 million, respectively, with the first instalment payable by 21 July 2022. Accrued interests shall be paid on a quarterly basis.

Pursuant to the Entrusted Loan Agreement B, Beijing East Gate shall repay the principal of the Entrusted Loan B in the amount of RMB10 million by 21 July 2025 with the remaining principal being repayable at maturity, i.e. 21 July 2026. Accrued interests shall be paid on a quarterly basis.

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The board (the “**B**”) of directors (the “**D**”) of the Company announces that the Company has received the following statement of claims (民事起訴狀) from the Guangdong Province Guangzhou Intermediate People’s Court (廣東省廣州市中級人民法院) (the “**C**”):

Claimant A

Claimant A filed a statement of claim (the “**C** **A**”) against, among others, (1) Beijing East Gate; (2) Winner Property; (3) Guangdong Zhuguang; (4) the Company; and (5) Mr. Chu (collectively, the “**D** **A**”) for breach of the Entrusted Loan Agreement A.

Claimant A alleged that since 20 January 2024, Beijing East Gate failed to repay Entrusted Loan A in accordance with the terms of the Entrusted Loan Agreement A. As such, Claimant A alleged that Beijing East Gate has breached the Entrusted Loan Agreement A and accordingly Beijing East Gate shall repay the outstanding principal together with all the accrued interests, default interests, etc. to Claimant A immediately and each of the Defendants A (other than Beijing East Gate) shall bear the corresponding guarantee liability (the “**C** **A**”).

Claimant B

Claimant B filed a statement of claim (the “**C** **B**”) against, among others, (1) Beijing East Gate; (2) Winner Property; (3) Guangdong Zhuguang; (4) the Company; and (5) Mr. Chu (collectively, the “**D** **B**”) for breach of the Entrusted Loan Agreement B.

Claimant B alleged that since 20 January 2024, Beijing East Gate failed to repay Entrusted Loan B in accordance with the terms of the Entrusted Loan Agreement B. As such, Claimant B alleged that Beijing East Gate has breached the Entrusted Loan Agreement B and accordingly Beijing East Gate shall repay the outstanding principal together with all the accrued interests, default interests, etc. to Claimant B immediately and each of the Defendants B (other than Beijing East Gate) shall bear the corresponding guarantee liability (the “**C** **B**”, together with Claims A, the “**C**”).

THE CLAIMS OF BEA AND BEB

The amount claimed by Claimant A including (i) the outstanding principal of RMB1,780,000,000; (ii) the outstanding interest payable up to 28 November 2025 of approximately RMB323,474,000; (iii) the late charge of repayment of principal of approximately RMB20,910,000; (iv) the late charge of repayment of interest of approximately RMB56,157,000; (v) the commission of approximately RMB15,140,000 and surcharge of approximately RMB6,731,000; and (vi) the default surcharge of approximately RMB376,000,000, the total amount being approximately RMB2,578,412,000.

The amount claimed by Claimant B including (i) the outstanding principal of RMB100,000,000; (ii) the outstanding interest payable up to 28 November 2025 of approximately RMB18,047,000; (iii) the late charge of repayment of principal of approximately RMB538,000; (iv) the late charge of repayment of interest of approximately RMB3,373,000; (v) the commission of approximately RMB300,000; and (vi) the default surcharge of approximately RMB20,000,000, the total amount being approximately RMB142,258,000.

The final amount of the Claims will be subject to the final order by the Court.

The Company is in the process of negotiating the settlement plan with Claimant A and Claimant B and once the settlement plan is agreed with all parties, the Company will announce the same in due course. The Company will engage legal advisers to the laws of the People's Republic of China to handle the Claims, where necessary.

The Company will keep the shareholders and the potential investors of the Company informed of any related progress by way of further announcement(s) as and when appropriate in accordance with the relevant requirements.

Yours faithfully, **C**
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On behalf of the Board

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Hong Kong, 27 May 2026

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