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## **金粵控股有限公司**

**Rich Goldman Holdings Limited**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 00070)**

### **DISCLOSEABLE TRANSACTION PROVISION OF LOAN**

#### **PROVISION OF LOAN**

Reference is made to the announcement of the Company dated 29 June 2022, in relation to a loan agreement entered into between Home Mortgage Finance (a wholly-owned subsidiary of the Company) as a lender, the Customer as a borrower, and the Guarantor as a guarantor, pursuant to which Home Mortgage Finance agreed to grant a loan secured by a first legal charge in respect of a residential property located in Hong Kong (the “**Property**”) to the Customer (the “**Previous Loan**”).

On 15 September 2023 (after trading hours), Home Mortgage Finance, as lender, the Customer, as borrower, and the Guarantor, as guarantor, renewed the Previous Loan by entering into the Loan Agreement, pursuant to which Home Mortgage Finance agreed to renew the outstanding amount of the Previous Loan by granting the Loan in the amount of HK\$6,663,431.58 to the Customer at an annualised percentage rate of 15.61% for a term of 20 years. The Loan is secured by a first legal charge in respect of the Property with valuation in the amount of HK\$7,900,000 as at 4 September 2023 conducted by an independent property valuer engaged by the Company.

#### **LISTING RULES IMPLICATIONS**

As one or more of the applicable percentage ratios set out in Rule 14.07 of the Listing Rules in respect of the provision of the Loan are more than 5% but all applicable percentage ratios are less than 25%, the provision of the Loan constitutes a discloseable transaction for the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

## **BACKGROUND**

Reference is made to the announcement of the Company dated 29 June 2022, in relation to a loan agreement entered into between Home Mortgage Finance as a lender, the Customer as a borrower, and the Guarantor as a guarantor, pursuant to which Home Mortgage Finance agreed to grant a loan in the amount of HK\$7,200,000 to the Customer at an annualised percentage rate of 10.95% for a term of 1 year. The loan was secured by a first legal charge in respect of the Property with valuation in the amount of HK\$9,200,000 as at 29 June 2022 conducted by an independent property valuer engaged by the Company.

## **RENEWAL OF LOAN AGREEMENT**

On 15 September 2023 (after trading hours), Home Mortgage Finance, as lender, the Customer, as borrower, and the Guarantor, as guarantor, renewed the loan agreement dated 29 June 2022 by entering into the Loan Agreement, pursuant to which Home Mortgage Finance agreed to renew the outstanding amount of the Previous Loan by granting the Loan in the amount of HK\$6,663,431.58 to the Customer at an annualised percentage rate of 15.61% for a term of 20 years.

A summary of the principal terms of the Loan Agreement is set out below.

## **LOAN AGREEMENT**

<b>Date:</b>	15 September 2023
<b>Lender:</b>	Home Mortgage Finance, a wholly-owned subsidiary of the Company
<b>Borrower:</b>	The Customer, Independent Third Party
<b>Guarantor:</b>	The Guarantor, Independent Third Party
<b>Principal:</b>	HK\$6,663,431.58
<b>Annualised percentage rate:</b>	15.61%
<b>Term:</b>	20 years commencing from 15 September 2023
<b>Security:</b>	A first legal charge in respect of the Property owned by the Customer with valuation in the amount of HK\$7,900,000 as at 4 September 2023 as conducted by an independent property valuer engaged by the Company
<b>Repayment:</b>	The Customer shall repay the principal and pay the interest in monthly instalments over the term of the Loan.

**Early repayment:** The Customer may repay the Loan in full or in part to Home Mortgage Finance before the loan maturity date by giving Home Mortgage Finance not less than one-month prior written notice, together with accrued interest up to the date of repayment.

**Call loan:** Notwithstanding any terms and conditions contained therein and whether the Customer has made any default or not, the Lender has the sole discretion to demand at any time the Customer to repay in full the outstanding principal Loan and accrued interest.

## **INFORMATION ON THE CREDIT RISK RELATING TO THE LOAN**

The Loan is collateralised against the Property provided by the Customer with a loan-to-value ratio of approximately 84% based on the value of the mortgaged Property for the Loan as at 4 September 2023 determined by an independent property valuer engaged by the Company.

The Loan was determined based on (i) Home Mortgage Finance's credit assessments on the financial strength and repayment ability of the Customer and (ii) the collateral provided by the Customer, which is a residential property in Hong Kong. After taking into account the factors as disclosed above in assessing the risks of the relevant advance, Home Mortgage Finance considers that the risks involved in granting the Loan to the Customer are acceptable.

## **FUNDING OF THE LOAN**

There will be no cash flow from the Group in granting the Loan given that it is a renewal of the outstanding amount of the Previous Loan.

## **INFORMATION ON THE CUSTOMER AND THE GUARANTOR**

The Customer is an individual and a merchant.

The Guarantor is an individual and a housewife. The Guarantor is the spouse of the Customer.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the Customer and the Guarantor are Independent Third Parties.

## **INFORMATION ON THE GROUP AND HOME MORTGAGE FINANCE**

The Group is principally engaged in (i) gaming and entertainment business, i.e., introducing customers to respective casino's VIP rooms and receiving the profit streams from junket businesses at respective casino's VIP rooms; (ii) money lending business; (iii) hotel operations business; and (iv) property leasing business.

Home Mortgage Finance is an indirect wholly-owned subsidiary of the Company. It has obtained the money lenders licence under the Money Lenders Ordinance on 13 April 2021 and commenced the money lending business on 20 April 2022.

## **REASONS FOR AND BENEFITS OF ENTERING INTO THE LOAN AGREEMENT**

The grant of the Loan to the Customer is in the ordinary and usual course of business of the Group.

The terms of the Loan Agreement were negotiated on an arm's length basis between Home Mortgage Finance, the Customer and the Guarantor and are on normal commercial terms based on Home Mortgage Finance's credit policy. The Directors consider that the terms of the Loan Agreement are fair and reasonable. Having assessed the value of the collateral, financial strength and repayment ability of the Customer and of the view that the grant of the Loan would be able to generate stable interest income to the Group, the Directors consider that the entering into of the Loan Agreement is in the interests of the Company and its shareholders as a whole.

## **LISTING RULES IMPLICATIONS**

As one or more of the applicable percentage ratios set out in Rule 14.07 of the Listing Rules in respect of the provision of the Loan are more than 5% but all applicable percentage ratios are less than 25%, the provision of the Loan constitutes a discloseable transaction for the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

## **DEFINITIONS**

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

“Board”	the board of Directors
“Company”	Rich Goldman Holdings Limited, a company incorporated in Hong Kong with limited liability, and the shares of which are listed on the Main Board of the Stock Exchange (Stock code: 00070)
“Customer”	Mr. Siu King Wai Edward, individual borrower of the Loan under the Loan Agreement, who is an Independent Third Party
“Directors”	the directors of the Company
“Group”	the Company and its subsidiaries
“Guarantor”	Ms. Liu Xiaoqing, individual guarantor of the Loan under the Loan Agreement, who is the spouse of the Customer and is an Independent Third Party
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong

“Home Mortgage Finance”	Home Mortgage Finance Company Limited, a company incorporated in Hong Kong with limited liability, an indirect wholly-owned subsidiary of the Company
“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
“Loan”	the mortgage loan in the amount of HK\$6,663,431.58 provided by Home Mortgage Finance to the Customer under the Loan Agreement
“Loan Agreement”	the agreement entered into between Home Mortgage Finance, the Customer and the Guarantor dated 15 September 2023 in respect of the Loan
“Money Lenders Ordinance”	the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent

By Order of the Board  
**Rich Goldman Holdings Limited**  
**Lin Yee Man**  
*Chairman*

Hong Kong, 15 September 2023

*As at the date of this announcement, the Board comprises Ms. Lin Yee Man (Chairman) and Mr. Zhang Yiwei as executive Directors; Mr. Nicholas J. Niglio as non-executive Director; and Mr. Cheung Yat Hung, Alton, Mr. Yue Fu Wing and Ms. Yeung Hoi Ching as independent non-executive Directors.*