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SFUND INTERNATIONAL HOLDINGS LIMITED

廣州基金國際控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1367)

VOLUNTARY ANNOUNCEMENT LOAN AGREEMENT

This announcement is made by SFund International Holdings Limited (the “**Company**”) on a voluntary basis.

The board (the “**Board**”) of directors of the Company (the “**Directors**”) announces that on 17 January 2020, the Company, as the borrower, entered into a loan agreement (the “**Loan Agreement**”) with the lender, a business company incorporated under the laws of the British Virgin Islands (the “**Lender**”) and a third party independent of the Company and its connected person. Pursuant to the Loan Agreement, the Lender agreed to provide a loan in the principal amount of HK\$75,000,000 (the “**Loan**”). The Loan will be used for the Company’s loan repayment.

Further details of the Loan Agreement are set out as follows:

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|----------------------|---|--|
| Term | : | One year from the date of the Loan but can be extended to two years subject to the consent of the Lender (at its absolute discretion) upon the request of the Company |
| Interest rate | : | 8.5% per annum, payable on a quarterly basis |
| Conditions precedent | : | The obligation to provide the loan is subject to the receipt of the following documents in form and substance and in all respect satisfactory to the Lender: <ul style="list-style-type: none">(i) certified copy of the board resolutions approving the Loan Agreement; and(ii) the Loan Agreement duly signed by the Company. |

The Lender may unilaterally waive all or any part of the conditions precedent.

By order of the Board
SFund International Holdings Limited
Li Qing
Chairman

Hong Kong, 20 January 2020

As at the date of this announcement, the executive Directors are Mr. Li Qing, Mr. Lam Kwan Sing, Mr. Liu Zhijun, Ms. Yi Sha, Ms. Wang Mengsu and Mr. Hon Ming Sang and the independent non-executive Directors are Mr. Fok Ho Yin, Thomas, Mr. Chan Wai Cheung, Admiral and Mr. Lam Ho Pong.