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GICL 環球信貸

GLOBAL INTERNATIONAL CREDIT GROUP LIMITED
環球信貸集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1669)

DISCLOSEABLE TRANSACTION
PROVISION OF FINANCIAL ASSISTANCE

PROVISION OF THE NEW LOAN

The Board is pleased to announce that on 1 September 2026, GICL, as lender, entered into the New Loan Agreement with the Customers, as borrowers, pursuant to which, GICL has agreed to grant a secured loan in an amount of HK$27,933,392 for a term of 24 months.

Prior to the entering into of the New Loan Agreement, GICL, as lender, entered into the Previous Loan Agreements for the grant of two secured loans in the aggregate original principal amount of HK$34,000,000 to the Customers. One of the Previous Loan Agreements with principal amount of HK$6,000,000 has been fully repaid in July 2026. All the proceeds from the drawdown of the New Loan Agreement will be used to fully settle the remaining outstanding principal under the Previous Loan Agreements.

The Group is principally engaged in money lending business of providing property mortgage loans and personal loans in Hong Kong under the Money Lenders Ordinance. GICL, as the lender of the New Loan and the Previous Loans, is an indirect wholly-owned subsidiary of the Company.

LISTING RULES IMPLICATIONS

As one of the applicable percentage ratios in respect of the New Loan exceeds 5% but all are less than 25% under Rule 14.07 of the Listing Rules, the grant of the New Loan constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules.

PROVISION OF THE NEW LOAN

The Board is pleased to announce that on 1 September 2026, GICL, as lender, entered into the New Loan Agreement with the Customers, as borrowers, pursuant to which, GICL has agreed to grant a secured loan in an amount of HK$27,933,392 for a term of 24 months, details of which are set out as follows:

NEW LOAN AGREEMENT

Date of agreement	:	1 September 2026
Lender	:	GICL
Borrowers	:	Customer A, Customer B and Customer C
Principal	:	HK$27,933,392
Interest rate	:	11% per annum
Term	:	24 months commencing from the loan drawdown date
Security	:	A first legal charge/mortgage in respect of a residential property and two car parking spaces located in Kowloon Tong, the aggregate valuation of which, as conducted by an independent property valuer on 21 July 2026, was HK$40,000,000
Repayment	:	The borrowers shall repay the interest on the principal in 24 monthly instalments and the principal amount at loan maturity
Interest	:	Interest is calculated on a daily basis with the maximum amount of HK$6,145,344
Early repayment	:	The borrowers may at any time before the loan maturity repay the principal by giving GICL not less than one month's prior written notice

PROVISION OF THE PREVIOUS LOANS

Prior to the entering into of the New Loan Agreement, GICL, as lender, has entered into the Previous Loan Agreements for the grant of two secured loans in the aggregate original principal amount of HK$34,000,000 to the Customers. A summary of the Previous Loan Agreements is set out as follows:

PREVIOUS LOAN AGREEMENT A

Date of agreement	:	6 October 2022
Lender	:	GICL
Borrowers	:	Customer A, Customer B and Customer C
Principal	:	HK$28,000,000
Interest rate	:	8% per annum
Term	:	24 months commencing from the loan drawdown date
Security	:	A first legal charge/mortgage in respect of a residential property and two car parking spaces located in Kowloon Tong, the aggregate valuation of which, as conducted by an independent property valuer on 23 August 2022, was HK$50,000,000
Repayment	:	The borrowers shall repay the interest on the principal in 24 monthly instalments and the principal amount at loan maturity
Interest	:	Interest is calculated on a daily basis with the maximum amount of HK$4,480,000
Early repayment	:	The borrowers may at any time before the loan maturity repay the principal by giving GICL not less than one month's prior written notice

As at the date of this announcement, the outstanding principal under Previous Loan Agreement A has been reduced to HK$27,933,392 and such outstanding principal will be fully settled upon the drawdown of the New Loan Agreement. Details of Previous Loan Agreement A has been previously disclosed in the section headed "Loan Agreement A" in the announcement of the Company dated 7 October 2022.

PREVIOUS LOAN AGREEMENT B

Date of agreement	:	6 October 2022
Lender	:	GICL
Borrowers	:	Customer A, Customer B and Customer C
Principal	:	HK$6,000,000
Interest rate	:	8% per annum
Term	:	24 months commencing from the loan drawdown date
Security	:	A first legal charge/mortgage in respect of a residential property and two car parking spaces located in Kowloon Tong, the aggregate valuation of which, as conducted by an independent property valuer on 23 August 2022, was HK$50,000,000
Repayment	:	The borrowers shall repay the interest on the principal in 24 monthly instalments and the principal amount at loan maturity
Interest	:	Interest is calculated on a daily basis with the maximum amount of HK$960,000
Early repayment	:	The borrowers may at any time before the loan maturity repay the principal by giving GICL not less than one month's prior written notice

As at the date of this announcement, the outstanding principal under Previous Loan Agreement B has been fully settled. Details of Previous Loan Agreement B has been previously disclosed in the section headed "Loan Agreement B" in the announcement of the Company dated 7 October 2022.

INFORMATION ON THE CREDIT RISK RELATING TO THE NEW LOAN

The New Loan is collateralised against one residential property and two car parking spaces provided by the Customers with an aggregate loan-to-value ratio of approximately 69.8% based on the valuation of the mortgaged properties for the New Loan as determined by an independent property valuer using the direct comparison method.

The advance in respect of the New Loan was made based on (i) the Group's credit assessments on the financial strength and repayment ability of the Customers; and (ii) the collaterals provided by the Customers. In assessing the financial strength and repayment ability of the Customers, the Group has (i) evaluated the value of the mortgaged properties; (ii) considered the value of other assets owned by the Customers; and (iii) conducted a litigation and bankruptcy search on the Customers with no material irregularities noted. After taking into account the factors as disclosed above in assessing the risks of the relevant advances, the Group considers that the risks involved in the advance to the Customers are acceptable to the Group.

FUNDING OF THE NEW LOAN

All the proceeds from the New Loan will be used to settle the outstanding principal under Previous Loan Agreement A. There will be no cash outflow from the Group upon the grant of the New Loan Agreement.

INFORMATION ON THE CUSTOMERS

Customer A

Customer A is a company incorporated in the British Virgin Islands which is principally engaged in the business of property holding and is an Independent Third Party. Each of Customer B and Customer C is (i) one of the directors; and (ii) one of the ultimate beneficial owners of Customer A.

Customer B

Customer B is an individual and an Independent Third Party. She is one of the directors and one of the ultimate beneficial owners of Customer A. She is a retired person and the mother of Customer C.

Customer C

Customer C is an individual and an Independent Third Party. He is one of the directors and one of the ultimate beneficial owners of Customer A. He is a merchant and the son of Customer B.

The Customers are repeated customers of the Group and prior to the grant of the New Loan, the Customers have outstanding loans with GICL of HK$27,933,392 under Previous Loan Agreement A. To the best of the knowledge, information and belief of the Directors having made all reasonable enquiry, the Customers are third parties independent of the Company and its connected persons.

INFORMATION ON THE GROUP AND GICL

The Group is principally engaged in money lending business of providing property mortgage loans and personal loans in Hong Kong under the Money Lenders Ordinance. GICL, as the lender of the New Loan and the Previous Loans, is an indirect wholly-owned subsidiary of the Company.

REASONS FOR ENTERING INTO THE NEW LOAN AGREEMENT

Taking into account the principal business activities of the Group, the grant of the New Loan to the Customers is in the ordinary and usual course of business of the Group.

The terms of the New Loan Agreement were negotiated on an arm's length basis between GICL and the Customers. The Directors consider that the grant of the New Loan is financial assistance provided by the Group within the meaning of the Listing Rules. The Directors are of the view that the terms of the New Loan Agreement were entered into on normal commercial terms based on the Group's credit policy. Taking into account the satisfactory loan-to-value ratio, the Directors consider that the terms of the New Loan Agreement are fair and reasonable and the entering into of the New Loan Agreement is in the interests of the Company and its shareholders as a whole.

Following the expiry of the Previous Loans, GICL and the Customers have been in active negotiations regarding the arrangement of the loan renewal. Due to a decline in the market value of the collaterals, the Company demanded a partial repayment of the aggregate outstanding principal amounts under the Previous Loan Agreements to lower the loan-to-value ratio to an acceptable level in accordance with the credit assessment policy of the Group prior to approving the loan renewal. However, as the partial repayment was not materialized within the contemplated timeframe, GICL initiated legal proceedings to repossess the mortgaged properties to safeguard the Group's interests. Subsequently, through further negotiations and following the full repayment of the outstanding principal under Previous Loan Agreement B, GICL and the Customers reached an agreement on the renewal terms as set out in the New Loan Agreement.

The Directors have monitored and received regular updates from the senior management of the Company on the loan recovery processes (including the legal proceedings) related to the Previous Loan Agreements. Based on the latest development of the matter, the Directors and the senior management of the Company consider that, after balancing risk and return and taking into account the following factors, the execution of the New Loan Agreement is in the interests of the Company and its shareholders as a whole:

(i) The Customers have continued to make instalments of interest payment under the Previous Loans following the expiry of their respective terms, and there is no outstanding interest accrued under the Previous Loan Agreements as at the date of this announcement;

(ii) The annual interest rate has been adjusted from 8% under Previous Loan Agreement A to 11% under the New Loan Agreement to better align with the prevailing market rates and appropriately balance risk and reward;

(iii) The Customers are repeated customers who maintain a long-term business relationship with the Group; and

(iv) The mortgaged properties, comprising a residential property and two car parking spaces located at a prime site in Hong Kong, remain at a satisfactory loan-to-value ratio of approximately 69.8% following the full repayment of the outstanding principal under Previous Loan Agreement B.

Upon the execution of the New Loan Agreement and the settlement of the Previous Loan Agreements, the relevant legal proceedings are withdrawn.

LISTING RULES IMPLICATIONS

As one of the applicable percentage ratios in respect of the New Loan exceeds 5% but all are less than 25% under Rule 14.07 of the Listing Rules, the grant of the New Loan constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules.

DEFINITIONS

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

"Board"	the board of Directors
"Company"	Global International Credit Group Limited, a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Stock Exchange
"Customer A"	Golden City Group Limited, one of the borrowers under the New Loan Agreement and the Previous Loan Agreements, being a company incorporated in the British Virgin Islands and an Independent Third Party
"Customer B"	Ms. Lee Shui Ki, one of the borrowers under the New Loan Agreement and the Previous Loan Agreements, being an individual and an Independent Third Party
"Customer C"	Mr. Cheung Shing Hin Bobby, one of the borrowers under the New Loan Agreement and the Previous Loan Agreements, being an individual and an Independent Third Party
"Customers"	Customer A, Customer B and Customer C
"Director(s)"	the director(s) of the Company
"GICL"	Global International Credit Limited, a limited liability company incorporated in Hong Kong and an indirect wholly-owned subsidiary of the Company
"Group"	the Company and its subsidiaries
"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)"	third party(ies) independent of the Company and its connected persons
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Money Lenders Ordinance"	the Money Lenders Ordinance (Chapter 163 of the laws of Hong Kong) as amended, supplemented or otherwise modified from time to time
"New Loan"	the mortgage loan in the amount of HK$27,933,392 provided by GICL to the Customers under the New Loan Agreement

"New Loan Agreement"	the loan agreement entered into between GICL and the Customers on 1 September 2026, particulars of which are stated in the section headed "New Loan Agreement" in this announcement
"Previous Loans"	the mortgage loans in the aggregate original principal amount of HK$34,000,000 provided by GICL to the Customers under the Previous Loan Agreements
"Previous Loan Agreement A"	the loan agreement entered into between GICL and the Customers on 6 October 2022, particulars of which are stated in the section headed "Previous Loan Agreement A" in this announcement
"Previous Loan Agreement B"	the loan agreement entered into between GICL and the Customers on 6 October 2022, particulars of which are stated in the section headed "Previous Loan Agreement B" in this announcement
"Previous Loan Agreements"	Previous Loan Agreement A and Previous Loan Agreement B
"Shareholders"	shareholders of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited

By Order of the Board of
Global International Credit Group Limited
Wang Yao
Chairman and Chief Executive

Hong Kong, 1 September 2026

As at the date of this announcement, the executive directors of the Company are Ms. Wang Yao, Ms. Jin Xiaoqin and Ms. Yip Lee Ying; and the independent non-executive directors of the Company are Mr. Lau On Kwok, Mr. Man Yiu Kwong, Nick, and Mr. Pao Ping Wing.