CSC HOLDINGS LIMITED
中 策 資 本 控 股 有 限 公 司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 235)

DISCLOSEABLE TRANSACTION
PROVISION OF FINANCIAL ASSISTANCE

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The Board is pleased to announce that on 30 June 2026, the Lender, an indirect wholly-owned subsidiary of the Company, entered into:

(a) Loan Agreement A with Borrower A, pursuant to which the Lender agreed to provide to Borrower A a loan facility of HK$95 million for a term of 12 months;

(b) Loan Agreement B with Borrower B, pursuant to which the Lender agreed to provide to Borrower B a loan facility of HK$85 million for a term of 12 months; and

(c) Loan Agreement C with Borrower C, pursuant to which the Lender agreed to provide to Borrower C a loan facility of HK$90 million for a term of 12 months.

LISTING RULES IMPLICATIONS

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

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(b) Loan Agreement B with Borrower B, pursuant to which the Lender agreed to provide to Borrower B a loan facility of HK$85 million for a term of 12 months; and

(c) Loan Agreement C with Borrower C, pursuant to which the Lender agreed to provide to Borrower C a loan facility of HK$90 million for a term of 12 months.

A summary of certain principal terms of each of the Loan Agreements is set out below.

LOAN AGREEMENT A

Date	:	30 June 2026
Lender	:	U Credit (HK) Limited, a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company
Borrower	:	Borrower A
Principal amount	:	HK$95 million
Interest rate	:	7.5% per annum with interest payable in monthly intervals
Availability period	:	available for drawdown on any Business Day within 30 Business Days of the date of the Loan Agreement
Term	:	12 months commencing from the drawdown date, or such other later date to be agreed by the Lender in writing, and subject to such terms and conditions to be agreed between the Lender and the Borrower in writing

Early repayment	:	the Borrower may give not less than 30 days prior written notice that specifies the date of prepayment to the Lender and make an early repayment of all or part of the outstanding balance of the Loan Facility together with all interest accrued and unpaid thereon, and such repayment shall be a multiple of HK$1 million or any other amount as agreed by the Lender at its sole discretion
Security	:	a charge over a securities account holding shares in a listed company listed on NASDAQ worth approximately US$15.8 million (equivalent to approximately HK$123.5 million) based on the closing price of the relevant shares as at 29 June 2026

LOAN AGREEMENT B

Date	:	30 June 2026
Lender	:	U Credit (HK) Limited
Borrower	:	Borrower B
Principal amount	:	HK$85 million
Interest rate	:	8.5% per annum with interest payable in monthly intervals
Availability period	:	available for drawdown on any Business Day within 30 Business Days of the date of the Loan Agreement
Term	:	12 months commencing from the drawdown date, or such other later date to be agreed by the Lender in writing, and subject to such terms and conditions to be agreed between the Lender and the Borrower in writing
Early repayment	:	the Borrower may give not less than 30 days prior written notice that specifies the date of prepayment to the Lender and make an early repayment of all or part of the outstanding balance of the Loan Facility together with all interest accrued and unpaid thereon, and such repayment shall be a multiple of HK$1 million or any other amount as agreed by the Lender at its sole discretion

Security	:	a charge over a securities account holding shares in companies listed on NASDAQ and the Main Board of the Stock Exchange worth in aggregate approximately HK$129.1 million based on the closing price of the relevant shares as at 29 June 2026

LOAN AGREEMENT C

Date	:	30 June 2026
Lender	:	U Credit (HK) Limited
Borrower	:	Borrower C
Principal amount	:	HK$90 million
Interest rate	:	8% per annum with interest payable in monthly intervals
Availability period	:	available for drawdown on any Business Day within 30 Business Days of the date of the Loan Agreement
Term	:	12 months commencing from the drawdown date, or such other later date to be agreed by the Lender in writing, and subject to such terms and conditions to be agreed between the Lender and the Borrower in writing
Early repayment	:	the Borrower may give not less than 30 days prior written notice that specifies the date of prepayment to the Lender and make an early repayment of all or part of the outstanding balance of the Loan Facility together with all interest accrued and unpaid thereon, and such repayment shall be a multiple of HK$1 million or any other amount as agreed by the Lender at its sole discretion
Security	:	a charge over a securities account holding securities in companies listed on the London Stock Exchange and the Main Board of the Stock Exchange worth in aggregate approximately HK$122.4 million based on the closing price of the relevant shares as at 29 June 2026

INFORMATION ON THE CREDIT RISK RELATING TO THE LOAN FACILITIES

The Loan Facilities are collaterised.

The collateral provided by Borrower A for Loan Facility A is sufficient as the loan-to-value ratio of the charged shares for Loan Facility A is approximately 77% based on the aggregate market value of the relevant shares of approximately HK$123.5 million mentioned above.

The collateral provided by Borrower B for Loan Facility B is sufficient as the loan-to-value ratio of the charged shares for Loan Facility B is approximately 66% based on the aggregate market value of the relevant shares of approximately HK$129.1 million mentioned above.

The collateral provided by Borrower C for Loan Facility C is sufficient as the loan-to-value ratio of the charged shares for Loan Facility C is approximately 74% based on the aggregate market value of the relevant shares of approximately HK$122.4 million mentioned above.

The advances in respect of the Loan Facilities were also made on the basis of the Company's credit assessments made on (i) the collaterals provided by the Borrowers; and (ii) the financial strength and repayment ability of the Borrowers. After having taken into account the factors as disclosed above in assessing the risks of the relevant advances, the Company considers that the risks involved in the advances to the Borrowers are relatively low.

FUNDING OF THE LOAN FACILITIES

The Loan Facilities will be funded by internal resources of the Group.

INFORMATION ON THE BORROWERS

Each of the Borrowers is an individual who is a Hong Kong resident.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, each of the Borrowers are third parties independent of the Company and its connected persons.

REASONS FOR AND BENEFITS OF THE PROVISION OF FINANCIAL ASSISTANCE

The Company is an investment holding company. The Group is principally engaged in the business of investments in securities, trading, money lending as well as securities brokerage. The Lender is a licensed money lender holding a valid money lenders licence under the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong) and is principally engaged in the business of money lending. The Loan Facilities are provided in the ordinary and usual course of business of the Group.

The terms of the Loan Agreements (including the interest rate) were arrived at by the parties thereto after arm's length negotiations, with reference to prevailing commercial practice, the security provided and the amount of the Loan Facilities. The borrowers are independent of one another, and the Loan Agreements were entered into on the same date after the Lender obtained the requisite internal approval at its investment and credit committee meeting. The Directors consider that the terms of the Loan Agreements are fair and reasonable and the provision of the Loan Facilities is in the interest of the Company and the Shareholders as a whole.

LISTING RULES IMPLICATIONS

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

DEFINITIONS

"applicable percentage ratios", "connected person" and "subsidiary"	have the meanings ascribed to them under the Listing Rules
"Board"	Board of Directors of the Company
"Borrower A"	Mr. Zhong Xiaoli (鍾晓立先生)
"Borrower B"	Mr. Zheng Junjie (鄭俊杰先生)
"Borrower C"	Mr. Shi Andong (施安東先生)
"Borrowers"	Borrower A, Borrower B and Borrower C, and "Borrower" means any one of them, as the case may be
"Business Day(s)"	a day (excluding Saturday) on which banks are open for general business in Hong Kong

"Company"	CSC Holdings Limited, a company incorporated in Hong Kong with limited liability, the shares of which are listed on the Main Board of the Stock Exchange
"Director(s)"	director(s) of the Company
"Group"	the Company and its subsidiaries
"HK$"	Hong Kong dollar(s), the lawful currency of Hong Kong
"Hong Kong"	Hong Kong Special Administrative Region of the People's Republic of China
"Lender"	U Credit (HK) Limited, a company incorporated in Hong Kong with limited liability, an indirect wholly-owned subsidiary of the Company and a licensed money lender under the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong)
"Listing Rules"	Rules Governing the Listing of Securities on the Stock Exchange
"Loan Agreement A"	the loan agreement dated 30 June 2026 between the Lender and Borrower A for the provision of Loan Facility A
"Loan Agreement B"	the loan agreement dated 30 June 2026 between the Lender and Borrower B for the provision of Loan Facility B
"Loan Agreement C"	the loan agreement dated 30 June 2026 between the Lender and Borrower C for the provision of Loan Facility C
"Loan Agreements"	Loan Agreement A, Loan Agreement B and Loan Agreement C, and "Loan Agreement" means any one of them, as the case may be
"Loan Facility A"	loan facility in the principal amount of HK$95 million granted by the Lender to Borrower A pursuant to Loan Agreement A

“Loan Facility B”	loan facility in the principal amount of HK$85 million granted by the Lender to Borrower B pursuant to Loan Agreement B
“Loan Facility C”	loan facility in the principal amount of HK$90 million granted by the Lender to Borrower C pursuant to Loan Agreement C
“Loan Facilities”	Loan Facility A, Loan Facility B and Loan Facility C, and “Loan Facility” means any one of them, as the case may be
“Shareholders”	shareholders of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent.

By Order of the Board
CSC Holdings Limited
Dr. Or Ching Fai
Chairman

Hong Kong, 30 June 2026

As at the date of this announcement, the Board comprises one Non-executive Director, namely Dr. Or Ching Fai (Chairman); two Executive Directors, namely Mr. Chow Man Wai, Tony (Chief Executive Officer) and Mr. Chow Kam Wah; and three Independent Non-executive Directors, namely Ms. Ma Yin Fan, Mr. Leung Hoi Ying and Mr. Lam Kin Fung, Jeffrey.