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建業實業有限公司 Chinney Investments, Limited

(Incorporated in Hong Kong with limited liability)
(Stock Code: 216)

VOLUNTARY ANNOUNCEMENT IN RELATION TO RENEWAL OF THE LOAN FROM A CONNECTED PERSON

This announcement is made by Chinney Investments, Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

Reference is made to the announcement of the Company dated 25 July 2024 in respect of (i) a loan in the principal amount of HK\$250,000,000.00 (the “**Loan**”) granted by Chinney Kin Wing Holdings Limited (a company listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) with Stock Code: 1556) (“**Chinney Kin Wing**”) to the Company; and (ii) the entry into of a loan agreement (the “**Loan Agreement**”) with Chinney Kin Wing as lender and the Company as borrower.

The board (the “**Board**”) of directors (the “**Directors**”) of the Company announces that on 4 May 2026, the Company and Chinney Kin Wing entered into a supplemental agreement to the Loan Agreement (the “**Supplemental Agreement**”) pursuant to which, the Loan will be renewed and extended for twelve (12) months from the maturity date of the Loan (i.e. 7 October 2026) to 7 October 2027, and the Company may seek for extension for a further twelve (12) months to 7 October 2028 upon the granting of consent by Chinney Kin Wing on the Company’s written request on the said extension. The interest rate of the Loan remains the same as before at 6.0% per annum payable on quarterly basis.

LISTING RULES IMPLICATIONS

As at the date of this announcement, the Company is owned as to approximately 63.87% by Madam Madeline May-Lung Wong Cha (“**Madam Wong**”) (through (i) her capacity as executor of the estate of late Dr. James Sai-Wing Wong, under which she is interested in approximately 62.02% of the entire issued share capital of the Company; and (ii) the interest of a corporation controlled by her, under which she is interested in approximately 1.85% of the entire issued share capital of the Company), and Chinney Kin Wing is owned as to 74.50% by Chinney Alliance Group Limited (a company listed on the Main Board of the Stock Exchange with Stock Code: 385) (“**Chinney Alliance**”) which in turn is owned as to approximately 73.68% by Madam Wong

(through (i) her capacity as executor of the estate of late Dr. James Sai-Wing Wong, under which she is interested in approximately 44.58% of the entire issued share capital of Chinney Alliance; and (ii) approximately 29.10% of the entire issued share capital of Chinney Alliance held through the Company). Madam Wong is therefore a connected person of the Company and that Chinney Kin Wing, being a subsidiary of Chinney Alliance, is an associate (has the same meaning ascribed to it under the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”)) of Madam Wong and therefore a connected person of the Company under Chapter 14A of the Listing Rules. As such, the entering into of the Supplemental Agreement constitutes a connected transaction of the Company under the Listing Rules.

As the Loan is not secured by any assets of the Group and is conducted on normal commercial terms or better, the entering into of the Supplemental Agreement is fully exempted from shareholders’ approval, annual review and all disclosure requirements pursuant to Rule 14A.90 of the Listing Rules.

Shareholders of the Company and potential investors should note that the renewal of the Loan is subject to the completion of the Supplemental Agreement and the satisfaction of various conditions precedent including but not limited to obtaining independent shareholders’ approval by each of Chinney Alliance and Chinney Kin Wing at each of their respective special general meetings. As such, the renewal of the Loan may or may not proceed. Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
Ka-Yee Wan
Company Secretary

Hong Kong, 4 May 2026

At the date of this announcement, the directors of the Company are Mr. James Sing-Wai Wong (Chairman), Mr. Yuen-Keung Chan (Vice Chairman), Mr. Raymond Ming-Joe Chow (Managing Director) and Mr. Winfred Wai-Lap Fan (Finance Director) as executive directors; Dr. Emily Yen Wong as non-executive director; and Mr. Richard Chi-Ho Lo, Mr. Randall Todd Turney and Mr. Stephen Henry Chu as independent non-executive directors.