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Times Neighborhood Holdings Limited

時代鄰里控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 9928)

DISCLOSEABLE TRANSACTION

FURTHER SUBSCRIPTIONS OF WEALTH MANAGEMENT PRODUCTS

Reference is made to the Announcement in respect of the Previous Subscriptions.

FURTHER SUBSCRIPTIONS OF WEALTH MANAGEMENT PRODUCTS

On 22 May 2026, Shidai Xinhui (a wholly-owned subsidiary of the Company, as settlor and beneficiary) further subscribed for the First Wealth Management Product in the investment amount of RMB30,000,000. Save for the date of subscription and the investment amount, the principal terms of the Third Subscription are substantially the same as those in the First Subscription. The terms of the First Trust Agreement (with respect to the First Wealth Management Product) will also apply to the Third Subscription.

Furthermore, on 22 May 2026, Shidai Xinhui (as settlor and beneficiary) entered into the Third Trust Agreement with GF Securities (as investment advisor) and Chasing Trust (as trustee) to subscribe for the Third Wealth Management Product, with an investment amount of RMB30,000,000.

As at the date of this announcement, taking into account of Previous Subscriptions and Current Subscriptions, the aggregated outstanding investment amounts of the First Wealth Management Product, the Second Wealth Management Product and the Third Wealth Management Product subscribed by the Group are RMB45,000,000, RMB25,000,000 and RMB30,000,000, respectively.

The Group utilized or will utilize its surplus cash reserves to fund the investment amounts for the Subscriptions.

LISTING RULES IMPLICATIONS

As GF Securities acts as the investment advisor of each of the Subscriptions, the Subscriptions were conducted within a 12-month period, and the types and investment scopes of the Wealth Management Products are similar, the Previous Subscriptions and the Current Subscriptions have been aggregated as if they were one transaction pursuant to Rule 14.22 of the Listing Rules.

As (i) the highest applicable percentage ratio for the Current Subscriptions, calculated on an aggregated basis, exceeds 5% but is less than 25%, and (ii) the highest applicable percentage ratio for the Previous Subscriptions and the Current Subscriptions, calculated on an aggregated basis, exceeds 5% but is less than 25%, the Current Subscriptions, whether on a standalone basis or when aggregated with Previous Subscriptions, constitute a discloseable transaction of the Company and are subject to the notification and announcement requirements under Chapter 14 of the Listing Rules.

FURTHER SUBSCRIPTIONS OF WEALTH MANAGEMENT PRODUCTS

Reference is made to the Announcement in respect of the Previous Subscriptions.

On 22 May 2026, Shidai Xinhui (a wholly-owned subsidiary of the Company, as settlor and beneficiary) further subscribed for the First Wealth Management Product in the investment amount of RMB30,000,000. Save for the date of subscription and the investment amount, the principal terms of the Third Subscription are substantially the same as those in the First Subscription. The terms of the First Trust Agreement (with respect to the First Wealth Management Product) will also apply to the Third Subscription.

Furthermore, on 22 May 2026, Shidai Xinhui (as settlor and beneficiary) entered into the Third Trust Agreement with GF Securities (as investment advisor) and Chasing Trust (as trustee) to subscribe for the Third Wealth Management Product, with an investment amount of RMB30,000,000.

As at the date of this announcement, taking into account of the Previous Subscriptions and the Current Subscriptions, the aggregated outstanding investment amounts of the First Wealth Management Product, the Second Wealth Management Product and the Third Wealth Management Product subscribed by the Group are RMB45,000,000, RMB25,000,000 and RMB30,000,000, respectively.

The Group utilized or will utilize its surplus cash reserves to fund the investment amounts for the Subscriptions.

The principal terms of the Current Subscriptions are briefly set out below:

Third Subscription

Subscription Date:	22 May 2026
Name of product:	SDIC Taikang Trust GF Qiji Chuanshi Xinxiang No. 5066 Corporate Wealth Management Trust (the “ First Wealth Management Product ”)
Trustee:	SDIC Taikang Trust
Investment advisor:	GF Securities
Product type:	Wealth management service trust
Current subscription amount:	RMB30,000,000. The settlor shall remit the trust funds from its bank account opened with a bank within the territory of China to the trust property account designated by the trustee.
Custodian bank or custodian:	The trustee has appointed China Merchant Bank Co., Ltd., Shenzhen Branch as the custodian.
Portfolio allocation range:	Mainly invested in fixed income products, commodity and financial derivative products, equity products, and hybrid products, with potential direct or indirect exposure to overseas assets. The allocation is as follows: fixed income (50%-100%), alternative investments (0%-40%) and equities (0%-30%).
Returns and risks:	No fixed or reference rate of revenue. All trust benefits under the First Trust Agreement are enjoyed by the beneficiary, and the trust benefits available to them are limited to the balance of trust assets in cash after deducting all payable expenses (including taxes) and other liabilities. The trustee does not guarantee capital protection and minimum returns.
Trust fees:	Mainly include trust remuneration (including trustee’s fixed trust remuneration and fixed agency fees), custodial fees, outsourcing service fees, and other related expenses.
Trust scheme term and termination:	No fixed term
Termination and redemption:	No lock-up period and can be redeemed at anytime (specific redemption arrangements are subject to the liquidity of the underlying products).

Fourth Subscription and the Third Trust Agreement

Subscription Date:	22 May 2026
Name of product:	Chasing Trust GF Qiji 50 Dingzhi No. 2925 Single Fund Trust (the “ Third Wealth Management Product ”)
Trustee:	Chasing Trust
Investment advisor:	GF Securities
Product type:	Single fund trust
Current subscription amount:	RMB30,000,000. The settlor shall remit the trust funds from its bank account opened with a bank within the territory of China to the trust property account designated by the trustee.
Custodian bank or custodian:	The trustee has appointed China Merchant Bank Co., Ltd., Suzhou Branch as the custodian.
Portfolio allocation range:	Mainly invested in fixed income products, equity products, commodity and financial derivative products and hybrid products, with potential direct or indirect exposure to overseas assets. The allocation is as follows: equities (60%-100%), fixed income (0-20%) and alternative investments (0-20%).
Returns and risks:	No fixed or reference rate of revenue. All trust benefits under the Third Trust Agreement are enjoyed by the beneficiary, and the trust benefits available to them are limited to the balance of trust assets in cash after deducting all payable expenses (including taxes) and other liabilities. The trustee does not guarantee capital protection and minimum returns.
Trust fees:	Mainly include trust remuneration (including trustee’s fixed trust remuneration, variable trust fee and fixed agency fees / sales service fee), custodial fees, outsourcing service fees, and other related expenses.
Trust scheme term and termination:	5 years, subject to early termination or extension.
Termination and redemption:	No lock-up period and can be redeemed at anytime (specific redemption arrangements are subject to the liquidity of the underlying products).

The Group utilized or will utilize its surplus cash reserves to fund the investment amounts for the Subscriptions.

The Directors confirmed that the investment amounts for the Subscriptions were determined on the basis of commercial terms negotiated at arm's length between the Group and the relevant parties, having considered the then available surplus cash of the Company for wealth management purpose.

REASONS FOR AND BENEFITS OF THE SUBSCRIPTIONS

The Wealth Management Products are characterized by their nature of satisfactory liquidity and diversification, which is conducive to enhancing the safety and flexibility of cash management. The Directors are of the view that (i) the Wealth Management Products offers a better yield than the prevailing fixed-term deposit interest rates generally offered by commercial banks in the PRC and in Hong Kong, while at the same time allows flexibility to the Group in terms of wealth management; (ii) the Subscriptions are funded from the Group's surplus cash reserves and will not affect the Group's working capital or business operations; and (iii) diversified wealth management will help the Group enhance capital utilization and increase income from idle funds. Accordingly, the Directors (including independent non-executive Directors) are of the view that the terms of the Wealth Management Products are fair and reasonable, and are on normal commercial terms, and the Subscriptions are in the interests of the Company and the Shareholders as a whole. The Group has reviewed and assessed the terms of the Wealth Management Products, the risk exposure of the Subscriptions as well as the future capital requirements of the Group, to ensure that the Subscriptions will not affect the working capital or the operations of the Group, and that such investments will be made based on the principle of safeguarding the interests of the Group and the Shareholders as a whole.

INFORMATION ON THE PARTIES

The Company and the Group

The Company is an investment holding company. The Group is engaged in the provision of property management services, community value-added services and other professional services.

Shidai Xinhui

Shidai Xinhui is a company established under the laws of the PRC and a wholly-owned subsidiary of the Company. It is principally engaged in investment holding.

SDIC Taikang Trust

To the best of the Company's knowledge, information, and belief, SDIC Taikang Trust is a company incorporated in the PRC with limited liability with a registered capital of RMB2.6705 billion. Its business encompasses wealth management, asset management, investment banking, and fiduciary services.

Chasing Trust

To the best of the Company's knowledge, information, and belief, Chasing Trust is a company incorporated in the PRC with limited liability. Its business scope encompasses trust and fiduciary services, financing and wealth management services.

GF Securities

To the best of the Company's knowledge, information, and belief, GF Securities was established in 1991 and was listed on the Shenzhen Stock Exchange and the Stock Exchange in 2010 and 2015 respectively (stock codes: 000776.SZ, 1776.HK). Its business scope encompasses investment banking, wealth management, trading and institutional services, and investment management.

As at the date of this announcement and to the best of the Directors' knowledge, information, and belief, after making all reasonable enquiries, GF Securities, SDIC Taikang Trust, Chasing Trust, and their respective ultimate beneficial owners are third parties independent of the Company and its connected persons.

LISTING RULES IMPLICATIONS

As GF Securities acts as the investment advisor of each of the Subscriptions, the Subscriptions were conducted within a 12-month period, and the types and investment scopes of the Wealth Management Products are similar, the Previous Subscriptions and the Current Subscriptions have been aggregated as if they were one transaction pursuant to Rule 14.22 of the Listing Rules.

As (i) the highest applicable percentage ratio for the Current Subscriptions, calculated on an aggregated basis, exceeds 5% but is less than 25%, and (ii) the highest applicable percentage ratio for the Previous Subscriptions and the Current Subscriptions, calculated on an aggregated basis, exceeds 5% but is less than 25%, the Current Subscriptions, whether on a standalone basis or when aggregated with Previous Subscriptions, constitute a discloseable transaction of the Company and are subject to the notification and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, the following expressions shall have the meanings set out below unless the context requires otherwise:

“Announcement”	the announcement of the Company dated 18 September 2025 in relation to the Previous Subscriptions
“Board”	the board of Directors

“Chasing Trust”	Hunan Chasing Trust Co., Ltd., a company incorporated in the PRC with limited liability
“Company”	Times Neighborhood Holdings Limited, an exempted company incorporated in the Cayman Islands with limited liability and the issued shares of which are listed on the main board of the Stock Exchange (stock code: 9928)
“connected person”	has the meaning ascribed to it under the Listing Rules
“Current Subscriptions”	the Third Subscription and the Fourth Subscription
“Director(s)”	the director(s) of the Company
“First Subscription”	subscription of the First Wealth Management Product in the investment amount of RMB15,000,000 by the Group on 12 August 2025 pursuant to the First Trust Agreement, details of which are set out in the Announcement
“First Trust Agreement”	the trust agreement dated 12 August 2025 entered into between Shidai Xinhui (as settlor and beneficiary), GF Securities (as investment advisor) and SDIC Taikang Trust (as trustee) in relation to the subscription of the First Wealth Management Product
“First Wealth Management Product”	has the meaning given to it under the section headed “Further Subscriptions of Wealth Management Products – Third Subscription” of this announcement
“Fourth Subscription”	subscription of the Third Wealth Management Product in the investment amount of RMB30,000,000 pursuant to the Third Trust Agreement by the Group on 22 May 2026
“GF Securities”	GF Securities Co., Ltd., a company established in the PRC with limited liability
“Group”	the Company and its subsidiaries
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Previous Subscriptions”	the First Subscription and the Second Subscription
“RMB”	Renminbi, the lawful currency of the PRC
“SDIC Taikang Trust”	SDIC Taikang Trust Co., Ltd., a company incorporated in the PRC with limited liability

“Second Subscription”	subscription of the Second Wealth Management Product in the investment amount of RMB25,000,000 by the Group on 18 September 2025, details of which are set out in the Announcement
“Second Trust Agreement”	the trust agreement dated 18 September 2025 entered into between Shidai Xinhui (as settlor and beneficiary), GF Securities (as investment advisor) and Chasing Trust (as trustee) in relation to the subscription of the Second Wealth Management Product
“Second Wealth Management Product”	the Wealth Management Products subscribed by the Group on 18 September 2025 pursuant to the Second Trust Agreement, the principal terms of which are set out in the Announcement
“Share(s)”	ordinary share(s) of nominal value of HK\$0.01 each in the issued share capital of the Company
“Shareholder(s)”	holder(s) of the Shares
“Shidai Xinhui”	Guangzhou Shidai Xinhui Enterprise Service Co., Ltd., a company incorporated in the PRC with limited liability and a wholly-owned subsidiary of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Subscriptions”	the Previous Subscriptions and the Current Subscriptions
“subsidiaries”	has the meaning ascribed to it under the Listing Rules
“Third Subscription”	further subscription of the First Wealth Management Product in the investment amount of RMB30,000,000 pursuant to the First Trust Agreement by the Group on 22 May 2026
“Third Trust Agreement”	the trust agreement dated 22 May 2026 entered into between Shidai Xinhui (as settlor and beneficiary), GF Securities (as investment advisor) and Chasing Trust (as trustee) in relation to the subscription of the Third Wealth Management Product

“Wealth Management
Products”

the First Wealth Management Product, the Second Wealth Management
Product and the Third Wealth Management Product

By order of the Board
Times Neighborhood Holdings Limited
Mr. Shum Chiu Hung
Chairman

Hong Kong, 22 May 2026

As at the date of this announcement, the Board comprises Ms. Wang Meng, Ms. Xie Rao and Ms. Chen Xiaole as executive Directors; Mr. Shum Chiu Hung, Mr. Bai Xihong and Mr. Li Qiang as non-executive Directors; Mr. Lui Shing Ming, Brian, Dr. Wong Kong Tin and Dr. Chu Xiaoping as independent non-executive Directors.