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FINSOFT FINANCIAL INVESTMENT HOLDINGS LIMITED

匯財金融投資控股有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 8018)

DISCLOSEABLE TRANSACTION IN RELATION TO THE TENANCY AGREEMENT

TENANCY AGREEMENT

On 6 August 2025, after trading hours, Finsoft iAsia as tenant and the Lessor as lessor, entered into the Tenancy Agreement in respect of the leasing of the Premises for a term of two years from 18 August 2025 to 17 August 2027.

GEM LISTING RULES IMPLICATIONS

In accordance with HKFRS 16 “Leases”, the Company will be required to recognise the value of the right-of-use asset in connection with the leasing of the Premises under the Tenancy Agreement in the Company’s consolidated statement of financial position. Accordingly, the transaction contemplated under the Tenancy Agreement will be regarded as an acquisition of assets by the Group for the purpose of the GEM Listing Rules.

As one of the relevant applicable percentage ratios (as defined in the GEM Listing Rules) calculated based on the unaudited value of the right-of-use of the Premises under the Tenancy Agreement to be recognised by the Group according to HKFRS 16 (i.e. approximately HK\$0.9 million) exceeds 5% but all applicable percentage ratios are less than 25%, the transaction contemplated under the Tenancy Agreement constitutes a discloseable transaction for the Company under Chapter 19 of the GEM Listing Rules and is subject to the notification and announcement requirements under Chapter 19 of the GEM Listing Rules.

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* *For identification purposes only*

The principal terms of the Tenancy Agreement are summarised as below:

Date:	6 August 2025
Parties:	(1) The Lessor, an Independent Third Party (as lessor) (2) Finsoft iAsia (as tenant)
Premises:	Rooms 1401A and 1401B, Tower 1, China Phoenix Tower, No. 26-3 Central District, Futian District, Shenzhen City, PRC (中國深圳市福田區中心區26-3中國鳳凰大廈1棟1401A及1401B)
Term:	A term of two years, from 18 August 2025 to 17 August 2027
Rent:	RMB36,500 (equivalent to approximately HK\$39,785) per month (inclusive of management fees and air-conditioning charges) to be paid by Finsoft iAsia to the Lessor, payable in advance on the first day of each calendar month
Deposit:	RMB80,000 (equivalent to approximately HK\$87,200) (comprising rental deposit of RMB73,000 (equivalent to approximately HK\$79,570), renovation deposit of RMB5,000 (equivalent to approximately HK\$5,450) and electricity deposit of RMB2,000 (equivalent to approximately HK\$2,180)), payable by the date of the Tenancy Agreement

INFORMATION OF THE GROUP AND THE LESSOR

The Group is principally engaged in the provision of financial trading software solutions, provision of other IT and internet financial platforms services, money lending business and assets investments in Hong Kong. Finsoft iAsia is principally engaged in software development and provision of other information technology services.

To the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, the Lessor is a limited liability company established in the PRC and is principally engaged in rental and leasing activities; and each of the Lessor and its ultimate beneficial owners is Independent Third Party.

REASONS FOR AND BENEFITS OF ENTERING INTO THE TENANCY AGREEMENT

Finsoft iAsia entered into the Tenancy Agreement to lease the Premises which will be used as its office for its operation. The rent and other outgoings payable by Finsoft iAsia under the Tenancy Agreement will be funded by the internal resources of the Group.

The terms of the Tenancy Agreement were determined after arm's length negotiations between Finsoft iAsia and the Lessor, with reference to the prevailing market rent for properties of similar use, floor area and location. Therefore, the Directors (including the independent non-executive Directors) are of the view that the Tenancy Agreement was entered into in the ordinary and usual course of business of the Group, and the terms of the Tenancy Agreement and the transaction contemplated thereunder are on normal commercial terms after arm's length negotiations, fair and reasonable and in the interests of the Company and its shareholders as a whole.

GEM LISTING RULES IMPLICATION

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As one of the relevant applicable percentage ratios (as defined in the GEM Listing Rules) calculated based on the unaudited value of the right-of-use of the Premises under the Tenancy Agreement to be recognised by the Group according to HKFRS 16 (i.e. approximately HK\$0.9 million) exceeds 5% but all applicable percentage ratios are less than 25%, the transaction contemplated under the Tenancy Agreement constitutes a discloseable transaction for the Company under Chapter 19 of the GEM Listing Rules and is subject to the notification and announcement requirements under Chapter 19 of the GEM Listing Rules.

DEFINITIONS

Unless the context otherwise requires, the following words and phrases used in this announcement have the following meanings:

"Board"	the board of Directors
"Company"	Finsoft Financial Investment Holdings Limited, a company incorporated in the Cayman Islands with limited liability and the issued shares of which are listed on GEM
"connected person"	has the meaning ascribed to it under the GEM Listing Rules
"Director(s)"	director(s) of the Company
"Finsoft iAsia"	Finsoft iAsia Technology (Shenzhen) Co., Ltd. (匯財亞網科技(深圳)有限公司), a limited liability company established in the PRC and an indirect wholly-owned subsidiary of the Company
"GEM"	GEM of The Stock Exchange of Hong Kong Limited
"GEM Listing Rules"	the Rules Governing the Listing of Securities on GEM

“Group”	the Company and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“HKFRS”	the Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Independent Third Party”	a party who is not a connected person of the Company and is independent of the Company and its connected persons
“Lessor”	深圳市眾辦物業有限公司 (English for identification purpose only, Shenzhen City Zhong Ban Property Co., Ltd.), a limited liability company established in the PRC, which is ultimately owned as to 55% by Ms. Xu Guanlan and 45% by Ms. Hong Jindan
“PRC”	the People’s Republic of China
“Premises”	Rooms 1401A and 1401B, Tower 1, China Phoenix Tower, No. 26-3 Central District, Futian District, Shenzhen City, PRC (中國深圳市福田區中心區26-3中國鳳凰大廈1棟1401A及1401B)
“RMB”	Renminbi, the lawful currency of the PRC
“Tenancy Agreement”	the tenancy agreement dated 6 August 2025 and entered into between Finsoft iAsia and the Lessor in respect of the leasing of the Premises
“%”	per cent

For the purpose of this announcement, unless otherwise indicated, amounts quoted in RMB have been converted into HK\$ at the rate of RMB1 to HK\$1.09. Such exchange rate has been used, where applicable, for the purpose of illustration only and does not constitute a representation that any amounts were or may have been exchanged at this or any other rates at all.

On behalf of the Board
Finsoft Financial Investment Holdings Limited
Ms. Tin Yat Yu Carol
Chairman

Hong Kong, 6 August 2025

As at the date of this announcement, the Board consists of Ms. Tin Yat Yu Carol being an executive Director and the chairman of the Board, Ms. Tin Wun Yan Kelly being an executive Director and the chief executive officer of the Company, Mr. Yu Kwan Nam Gabriel being an executive Director, and Mr. Hon Ming Sang, Mr. Tang Shu Pui Simon and Mr. Hung Ka Hai Clement being the independent non-executive Directors.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the “Latest Listed Company Information” page of the website of the Stock Exchange at <https://www.hkexnews.hk> for a minimum period of seven days from the date of its publication and on the website of the Company at www.finsofthk.com.