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WINFULL GROUP HOLDINGS LIMITED
宏輝集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 183)

DISCLOSEABLE TRANSACTION ACQUISITION OF EG BONDS

THE ACQUISITION

During the period from 23 to 24 November 2023, August Ally (which is a wholly-owned subsidiary of the Company) has acquired from the open market the EG Bonds in an aggregate principal of US\$3,500,000 (equivalent to approximately HK\$27,300,000) issued by the Issuer at an aggregate consideration of approximately US\$3,084,000 (equivalent to approximately HK\$24,055,000).

LISTING RULES IMPLICATIONS

As one of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Acquisition exceed 5% but all the applicable ratios are less than 25%, the Acquisition constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules, and is subject to the reporting and announcement requirements but exempt from the Shareholders' approval requirement under Chapter 14 of the Listing Rules.

THE BONDS ACQUISITION

During the period from 23 to 24 November 2023, August Ally (which is a wholly-owned subsidiary of the Company) has acquired from the open market the EG Bonds in an aggregate principal of US\$3,500,000 (equivalent to approximately HK\$27,300,000) issued by the Issuer at an aggregate consideration of approximately US\$3,084,000 (equivalent to approximately HK\$24,055,000).

The EG Bonds are perpetual bonds with coupon rate at 4.1% per annum and no fixed redemption date, which are issued by EG in an aggregate principal amount of US\$3,500,000 (equivalent to approximately HK\$27,300,000) and were acquired at an aggregate consideration of US\$3,084,000 (equivalent to approximately HK\$24,055,000) during the period from 23 to 24 November 2023. It is unconditionally and irrevocably guaranteed by Hysan Development Company Limited, as the Guarantor.

The EG Bonds were issued by the Issuer, information of which is stated in the section headed “INFORMATION OF THE ISSUER” in this announcement.

The Group funded the Acquisition from its internal resources. The EG Bonds will be accounted for as debt instruments at fair value through other comprehensive income in the accounts of the Company.

As the Acquisition was acquired by August Ally from the open market through the Company’s security broker (which is and whose beneficial owners are Independent Third Parties), the identities of the sellers of the EG Bonds cannot be ascertained. To the best knowledge, information and belief of the Directors and having made all reasonable enquiries, the sellers of the EG Bonds and their respective beneficial owners are Independent Third Parties.

INFORMATION ON THE ISSUER

According to the public information available to the Directors. The Issuer is a limited company incorporated in the British Virgin Islands. The Issuer was established for the sole purpose of raising financing for the Guarantor and/or its subsidiaries for general corporate purposes. HDCL is the Guarantor of the EG Bonds. HDCL is a company incorporated in Hong Kong and the shares of which are listed on the Main Board of the Stock Exchange. The core business of HDCL and its subsidiaries comprises property investment, management and development.

As at the date of this announcement, to the best of the knowledge, information and belief of the Directors, having made all reasonable enquiries, the Issuer and their respective ultimate beneficial owners are Independent Third Parties.

INFORMATION ON THE GROUP

The Group is principally engaged in investment, trading and development of properties and securities investment and trading.

REASONS FOR AND BENEFITS OF THE ACQUISITION

The Group acquired the EG Bonds for investment purpose. The Directors consider that the Acquisition provide the Group with an opportunity to balance and diversify its investment portfolio, as well as to generate a stable return to the Group. The Acquisition also support the development of the Group’s securities investment and trading business and are in line with the Group’s growth strategy. The Directors consider that the Acquisition are fair and reasonable and are in the best interests of the Company and the Shareholders as a whole.

LISTING RULES IMPLICATIONS

As one of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Acquisition exceed 5% but all the applicable ratios are less than 25%, the Acquisition constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules, and is subject to the reporting and announcement requirements but exempt from the Shareholders' approval requirement under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, unless the context requires otherwise, the following expressions have the following meanings:

“Acquisition”	the acquisition of the EG Bonds by August Ally from the open market
“August Ally”	August Ally Limited, a limited company incorporated in the British Virgin Islands and a wholly-owned subsidiary of the Company
“Company”	Winfull Group Holdings Limited, an exempted company incorporated in Cayman Islands with limited liability, the shares of which are listed on the Main Board of the Stock Exchange (stock code: 183)
“Director(s)”	the director(s) of the Company
“EG Bonds”	perpetual bonds with coupon rate at 4.1 % per annum and no fixed redemption date, which are issued by EG, information of which is stated in the section headed “INFORMATION ON THE ISSUER” of this announcement
“Group”	the Company and its subsidiaries
“Guarantor” or “HDCL”	Hysan Development Company Limited, a limited company incorporated in the Hong Kong, the shares of which are listed on the Main Board of the Stock Exchange (stock code: 14)
“HK\$”	Hong Kong Dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Independent Third Party(ies)”	any entity(ies) or person(s) which or who is/are not a connected person of the Company within the meaning ascribed thereto under the Listing Rules

“Issuer” or “EG”	Elect Global Investments Limited, a limited company incorporated in the British Virgin Islands with limited liability and is an indirectly wholly-owned subsidiary of the Guarantor and has no subsidiaries
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Shareholder(s)”	holder(s) of the shares of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“US\$”	United States Dollars, the lawful currency of the United States of America
“%”	per cent

In this announcement, amounts in US\$ are translated into HK\$ on the basis of US\$1.00 = HK\$7.80. The conversion rate is for illustration purposes only and should not be taken as a representation that US\$ could actually be converted into HK\$ at such rate or at all.

By Order of the Board
WINFULL GROUP HOLDINGS LIMITED
Pong Wilson Wai San
Chairman

Hong Kong, 24 November 2023

As at the date of this announcement, the Company’s executive directors are Mr. Pong Wilson Wai San and Mr. Lee Wing Yin, the Company’s non-executive director is Mr. Lai Hin Wing Henry and the Company’s independent non-executive directors are Mr. Koo Fook Sun Louis, Ms. Yeung Wing Yan Wendy and Mr. Liu Tsee Ming respectively.