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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)

SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO THE ANNUAL REPORT OF THE COMPANY FOR THE YEAR ENDED 30 JUNE 2024

Reference is made to the annual report (the “**Annual Report**”) of Winfull Group Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) for the year ended 30 June 2024 dated 27 September 2024. Unless otherwise stated, capitalised terms used herein shall have the same meaning as those defined in the Annual Report.

In addition to the information provided in the heading “Loan Financing” in the subsection of “Business Overview” under “Management Discussion and Analysis” section of the Annual Report and Note 20 “Loan Receivables” to the consolidated financial statements in the Annual Report, the Board would like to provide the following supplementary information to the shareholders and potential investors of the Company regarding the loan portfolios of the Loan Financing Business:

As disclosed in the Annual Report, after taking into account the impairment loss recognised, the Group has total outstanding loan and interest receivables of approximately HK\$37.2 million (2023: HK\$36.6 million), which are all fixed rate loan receivables and consisted of 5 (2023: 5) loan accounts, with 4 being corporate loans and 1 being individual loan (2023: 4 being corporate loans and 1 being individual loan). Set out below are the tables showing breakdowns of types of loans and types of collateral as at 30 June 2024:

Breakdowns of the carrying amount of loan receivables by categories:

Types of loans	2024 <i>HK\$'000</i>	2023 <i>HK\$'000</i>
Corporate loans	37,138	36,484
Individual loan	47	89
Total	37,185	36,573

Secured or unsecured	Type of collateral	2024 <i>HK\$'000</i>	2023 <i>HK\$'000</i>
Secured	Share mortgage, deed of assignments and the guarantee	28,088	26,728
Unsecured	Nil	9,097	9,845
Total		37,185	36,573

Set out below is the summary of the top three borrowers of the loan financing business as at 30 June 2024 arranged in descending order of their respective carrying amounts:

Borrower	Type	Term of loan <i>Months</i>	Matured <i><Yes/No></i>	Interest rate <i>per annum</i>	Collateral <i><Yes/No></i>	Carrying amount of loan receivables <i>HK\$'000</i>	Proportion of the Group's total loan receivables <i>%</i>
Borrower A (<i>Note 1</i>)	Corporate	18	No	12%	Yes	17,447	47%
Borrower B (<i>Note 2</i>)	Corporate	48	No	8%	Yes	10,641	29%
Borrower C (<i>Note 3</i>)	Corporate	(<i>Note 3</i>)	No	20%	No	6,506	17%
						Sub-total	93%
						Other borrowers	7%
						Total	100%

Notes:

1. Borrower A is a company incorporated in the British Virgin Islands with limited liability which is principally engaged in investment holdings. The loan is secured by deed of assignments and the guarantee. The loan to Borrower A has been fully settled subsequently after its maturity. For the details of the loan, please refer to the Company's announcement dated 23 December 2022.
2. Borrower B is a company incorporated in Hong Kong with limited liability and the principal business activity of the Borrower B is provision of money lending services. The loan is secured by share mortgage and deed of assignment. For the details of the loan, please refer to the Company's announcement dated 3 May 2022, 16 October 2024, 8 November 2024, and 15 January 2025.
3. Borrower C is a company incorporated in the British Virgin Islands with limited liability and it is a special purpose vehicle set up to obtain financing for a private equity fund. All advances to the Borrower C shall be repayable upon Borrower C's receipt of the corresponding proceeds from the realization of the private equity fund's attributable interest in those properties it held after full discharge of any external prior financing. The expected repayment date is at the third quarter of 2026 according to the latest update from the private equity fund.

The loan receivables with carrying amount of approximately HK\$37,185,000 (2023: HK\$36,573,000) are not past due at the end of the reporting period. Loan receivables with ageing analysis based on the maturity date is presented below:

	2024	2023
	<i>HK\$'000</i>	<i>HK\$'000</i>
Within one year	17,494	–
One year to five years	19,691	36,573
	<u>37,185</u>	<u>36,573</u>

The above information is supplemental to the Annual Report and does not affect other information in the Annual Report. Save as disclosed in this announcement, the contents of the Annual Report remain unchanged.

By order of the Board
Winfull Group Holdings Limited
Pong Wilson Wai San
Chairman

Hong Kong, 26 February 2025

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.