

TARGET

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Part II of II

HUA YIN INTERNATIONAL HOLDINGS LTD: HOW DIFFICULT IS THE FINANCIAL SITUATION IN THIS COMPANY?

Loans

At Note 22, '**LOANS FROM A CONTROLLING SHAREHOLDER**,' found at Page 200 of the 2023-2024 Annual Report of Hua Yin International Holdings Ltd (華音國際控股有限公司) (Code: 989, Main Board, The Stock Exchange of Hongkong Ltd), the following statistics were given:

	2024 <u>RMB'000</u>	2023 <u>RMB'000</u>	Percentage <u>Increase/(Decrease)</u>
Interest free:	329,414	324,658	1.47
Interest bearing at five percent:	15,435	29,832	(48.26)

At Note 24 to the Notes to the Consolidated Financial Statements, one was informed, at Pages 202 and 203, the following, '**BANK AND OTHER BORROWINGS**:'

- (i) *As at 31 March 2024, the bank loan of RMB70,000,000 that bears interests at a fixed rate of 7.5% per annum, is secured by the 70% equity interests in a connected party and is guaranteed by personal and corporate guarantees of certain connected parties of the Group. The bank loan of RMB8,000,000 that bears interests at a fixed rate of 5% per annum, is secured by the pledges of the completed properties held for sale with carrying amount of RMB8,833,000 as at 31 March 2024 and 100% equity interests of a subsidiary of the Group. The bank loan of RMB2,000,000 that bears interests at a fixed rate of 5% per annum and is secured by a second charge of completed properties held for sale with carrying amount of RMB8,833,000 as at 31 March 2024. The bank loan of*

RMB230,990,000 that bears interests at a fixed rate of 6% to 7.3% per annum, are secured by investment properties with fair value of RMB352,300,000 as at 31 March 2024, and is guaranteed by personal and corporate guarantees of certain connected parties of the Group. The bank loans of RMB2,340,000 that bears interests at a floating rate of loan prime rate plus 0.28% per annum, and is unsecured and unguaranteed;

As at 31 March 2023, the bank loan of RMB70,000,000 that bore interests at a fixed rate of 7.83% per annum, was secured by the 70% equity interests in a connected party and is guaranteed by personal and corporate guarantees of certain connected parties of the Group. The bank loan of RMB6,800,000 that bore interests at a fixed rate of 7.6% per annum, was secured by the pledges of the completed properties held for sale with carrying amount of RMB8,069,000 and investment properties with fair value of RMB3,719,000 as at 31 March 2023. The bank loan of RMB231,000,000 that bore interests at a fixed rate of 7.3% to 7.35% per annum, was secured by investment properties with fair value of RMB389,900,000 as at 31 March 2023, and was guaranteed by personal and corporate guarantees of certain connected parties of the Group. The bank loan of RMB56,896,000 that bore interests at a fixed rate of 5.39% per annum was secured by pledges of the properties under development with carrying values of RMB868,000,000 and fully repaid during the year.

- (ii) As at 31 March 2024, the entrusted loan of RMB20,000,000 that bears interest at a fixed interest rate of 8% per annum, is secured by properties under development held by the Group with carrying amount of RMB329,770,000 as at 31 March 2024, and is guaranteed by corporate guarantees of certain connected parties of the Group. The entrusted loan of RMB318,300,000 that bears interest at a fixed rate of 10% per annum, is secured by a second charge of properties under development with carrying amount of RMB1,166,000,000 as at 31 March 2024, and is guaranteed by corporate guarantees of certain connected parties of the Group.*

As at 31 March 2023, the entrusted loan of RMB20,000,000 that bore interest at a fixed interest rate of 8% per annum, was secured by properties under development held by the Group with carrying amount of RMB342,000,000 as at 31 March 2023, and was guaranteed by corporate guarantees of certain connected parties of the Group. The entrusted loan of RMB290,000,000 that bore interest at a fixed rate of 10% per annum, was secured by a second charge of properties under development with carrying amount of RMB1,210,000,000 as at 31 March 2023, and was guaranteed by corporate guarantees of certain connected parties of the Group.

- (iii) As at 31 March 2024, the entrusted loans of RMB20,000,000 was overdue. Such loans are under negotiation for renewed; however, the*

terms of the loans to be renewed are yet to be finalised up to the date of this report.'

**SENIOR MANAGEMENT OF
HUA YIN INTERNATIONAL HOLDINGS LTD**

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