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HANG PIN LIVING TECHNOLOGY COMPANY LIMITED

杭 品 生 活 科 技 股 份 有 限 公 司

(Incorporated in Bermuda with limited liability)

(Stock Code: 1682)

DISCLOSEABLE TRANSACTION IN RELATION TO THE GRANT OF REVOLVING LOAN FACILITY

THE FACILITY AGREEMENT

The Board is pleased to announce that, on 26 January 2026 (after trading hours), Golden Maximum, a wholly-owned subsidiary of the Company, as lender, and the Borrower as borrower entered into the Facility Agreement, pursuant to which Golden Maximum has agreed to provide to the Borrower a revolving loan facility of up to HK\$8,000,000.

IMPLICATIONS UNDER THE LISTING RULES

As one or more applicable percentage ratios are more than 5% but all applicable percentage ratios are less than 25%, the entering into of the Facility Agreement constitutes a discloseable transaction of the Company and is subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

INTRODUCTION

The Board is pleased to announce that, on 26 January 2026 (after trading hours), Golden Maximum, a wholly-owned subsidiary of the Company, as lender and the Borrower as borrower entered into the Facility Agreement, pursuant to which Golden Maximum has agreed to provide to the Borrower a revolving loan facility of up to HK\$8,000,000.

The principal terms of the Facility Agreement are summarised as follows:

THE FACILITY AGREEMENT

Date: 26 January 2026 (after trading hours)

Parties: (1) Golden Maximum (as lender); and
(2) the Borrower (as borrower).

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, as at the date of this announcement, the Borrower is an Independent Third Party.

Available amount: HK\$8,000,000

Availability Period (the "Availability Period"): 6 months commencing on 26 January 2026, or at such term as may from time to time extended or determined by the Lender.

Repayment: The Borrower shall repay all Loan(s) and the outstanding interest on the last day of the Availability Period or on demand by the Lender in accordance with the terms of the Facility Agreement, which occurs earlier.

Early repayment: The Borrower may, by giving prior written notice to the Lender, repay all or part of the outstanding balance of the Loan(s) together with all interest accrued and unpaid thereon. A partial repayment is subject to the consent and acceptance of the Lender.

Interest: Interest shall accrue at 5% per annum on the Loan(s) and shall be payable on the date of withdrawal.

Security: The Borrower shall execute a charge deed in favour of the Lender (or the Lender's affiliated company) in respect of 28 units of commercial properties, all located at Xianyou county, Fujian province, the PRC, the valuation of which, as estimated by the Directors using their best efforts with reference to the open market data as at 16 September 2025, was approximately RMB32.29 million in aggregate.

Re-borrowing:

The Borrower may re-borrow (in whole or in part) any amount repaid in accordance with the terms of the Facility Agreement, provided that the outstanding principal amount of the Loan(s) drawn under the Loan Facility shall not exceed HK\$8,000,000.

Funding of the Loan Facility

The provision of the Loan Facility will be funded by the internal resources of the Group.

INFORMATION ON THE GROUP AND GOLDEN MAXIMUM

The Company is a limited company incorporated in Bermuda and is an investment holding company. The Group is principally engaged in (i) the garment sourcing business and (ii) the provision of financial services. Golden Maximum is a wholly-owned subsidiary of the Company and is a licensed money lender holding a valid money lender's licence under the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong) and is principally engaged in money lending business.

INFORMATION ON THE BORROWER

The Borrower is a Hong Kong resident and a businessman who principally engages in investment. To the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, the Borrower is an Independent Third Party.

REASONS FOR AND BENEFITS OF THE PROVISION OF THE LOAN FACILITY

The Lender is a licensed money lender and the Directors consider that the provision of the Loan Facility under the Facility Agreement is a transaction carried out as part of the ordinary and usual course of business of the Group.

In compliance with the credit policy of Golden Maximum, the Group has carried out due diligence and credit review procedures on the Borrower prior to entering into the Facility Agreement. Based on the information provided and upon the interview conducted with the Borrower as part of the standard credit review procedure of Golden Maximum, the Group is satisfied with the creditworthiness of the Borrower, taking into account the financial viability of the Borrower and the security provided by the Borrower.

The terms of the Facility Agreement (including the interest rate) were arrived at by the Lender and the Borrower after arm's length negotiations, with reference to prevailing commercial practice and the maximum amount of the Loan Facility. Having considered the aforementioned due diligence and credit review procedures, which includes, the background and the financial viability of the Borrower, the security provided and the potential interest income to be received by the Group, the Directors consider that the terms of the Facility Agreement are fair and reasonable, and the provision of the Loan Facility is in the interest of the Company and the Shareholders as a whole.

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DEFINITIONS

In this announcement, unless the context otherwise requires, the following words and expressions have the following meanings ascribed to them respectively:

“Board”	the board of Directors
“Borrower”	Mr. Li Wei who, to the best of the Directors' knowledge, information and belief having made all reasonable enquiry, is a third party independent of the Company and its connected persons as at the date of this announcement
“Company”	Hang Pin Living Technology Company Limited, a company incorporated in Bermuda with limited liability, the shares of which are listed on the main board of the Stock Exchange
“connected person(s)”	has the same meaning ascribed to it under the Listing Rules
“Director(s)”	the director(s) of the Company
“Facility Agreement”	a facility agreement dated 26 January 2026 entered into between the Lender and the Borrower in respect of the provision of the Loan Facility
“Golden Maximum” or the “Lender”	Golden Maximum Finance Limited (金高峰財務有限公司), a company incorporated in Hong Kong with limited liability and an indirectly wholly-owned subsidiary of the Company
“Group”	the Company and its subsidiaries

“HK\$”	Hong Kong dollar(s), the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Independent Third Party(ies)”	any person or company and their respective ultimate beneficial owner(s), to the best knowledge, information and belief of the Directors and having made all reasonable enquiries, are third parties independent of the Company and its connected persons
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Loan(s)”	aggregate principal amount drawn by the Borrower in accordance with the terms and conditions of the Facility Agreement
“Loan Facility”	a revolving loan facility of up to HK\$8,000,000 granted by the Lender to the Borrower pursuant to the Facility Agreement
“PRC” or “China”	the People’s Republic of China, which for the purpose of this announcement, excludes Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
“Share(s)”	ordinary share(s) in the issued share capital of the Company
“Shareholder(s)”	holder(s) of the Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent

By Order of the Board
Hang Pin Living Technology Company Limited
Lam Kai Yeung
Chief Executive Officer & Executive Director

Hong Kong, 26 January 2026

As at the date of this announcement, the Board comprises Mr. Lam Kai Yeung, Mr. Ng Hoi and Mr. Zhang Kaiyuan as executive directors, Mr. Chan Kin, Mr. Chau Chi Yan Benny and Ms. Wong Ping Fan as independent non-executive directors.