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SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED
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**SUPPLEMENTAL AGREEMENT IN RELATION TO
(I) VERY SUBSTANTIAL DISPOSAL
IN RELATION TO THE TRANSACTIONS INVOLVING
THE DISPOSAL OF LOAN INTEREST OF THE GROUP; AND
(II) VERY SUBSTANTIAL ACQUISITION
IN RELATION TO THE TRANSACTIONS INVOLVING
THE TRANSFER OF THE TARGET PROPERTIES**

Reference is made to the announcement of Silver Grant International Holdings Group Limited (the “Company”) dated 27 June 2024 (the “Announcement”) in relation to the Loan Agreement. Unless otherwise defined, capitalised terms used herein shall have the same meaning as to be defined in the Announcement.

Pursuant to the Loan Agreement, if all the conditions precedent set out in the Loan Agreement have not been satisfied or waived by the Company or Guangong Zhongyuan, at the earliest date on or before the long stop date (i.e. 31 December 2024 or such later date as the Company and Guangong Zhongyuan may agree in writing), the Loan Agreement shall cease and terminate and neither party shall have any obligation and liability towards each other thereafter save for any antecedent liability of the term thereof.

As set out in the Announcement, Completion is subject to nine conditions precedent to the Loan Agreement. As at the date of this announcement, save for condition (5), none of the conditions precedent to the Loan Agreement have been satisfied.

In particular, for conditions (2), (3) and (4), the Company has submitted the relevant request to obtain the consent and approval from the Member, Guangong Zhongyuan and Beijing Hit Gate, respectively, and to the best knowledge of Director, having made all reasonable enquiries, the Member, Guangong Zhongyuan and Beijing Hit Gate are proceeding with their respective internal approval process to grant the relevant consent and approval to the Company.

As a condition precedent for the parties to the Loan Agreement to a further certain condition precedent of the Loan Agreement, as set out above, on 22 January 2025, the Company and Guang Zhong Zhong entered into a supplemental agreement to extend the Long Stop date under the Loan Agreement to 31 December 2025 or such later date as the Company and Guang Zhong Zhong may agree in writing.

Save and except for the foregoing extension of the Long Stop date, all other terms and conditions of the Loan Agreement remain unchanged and are in full force and effect.

By order of the Board

Silver Grant International Holdings Group Limited

Chu Hing Tsung

Chairman, Co-Chief Executive Officer and Executive Director

Hong Kong, 22 January 2025

As at the date of this announcement, the Board comprises Mr. Chu Hing Tsung (alias Zhu Qing Yi) (Chairman and Co-Chief Executive Officer), Mr. Zhang Wenguang (Co-Chief Executive Officer), Mr. Weng Jian and Ms. Ku Ka Lee as executive Directors; Mr. Chen Yongcun and Mr. Chen Zhiwei as non-executive Directors; and Mr. Liang Qing, Mr. Zhang Lu and Mr. Hung Muk Ming as independent non-executive Directors.