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Capital Finance Holdings Limited

首都金融控股有限公司

(Incorporated in the Cayman Islands and continued in Bermuda with limited liability)

(Stock code: 8239)

SUPPLEMENTAL ANNOUNCEMENT DISCLOSEABLE TRANSACTION DISPOSAL OF A PROPERTY IN THE PRC

Reference is made to the announcement of the Company dated 27 March 2023 (the “**Announcement**”) in relation to, among others, the Disposal. Unless the context requires otherwise, capitalized terms used herein shall bear the same meanings as defined in the Announcement.

The valuation methodology adopted by valuer in respect of the Property was direct comparison approach with reference to comparable sale transactions for similar properties in the same location and condition adjusted for differences in key valuation attributes. The preliminary appraised value of the Property as at 27 March 2023 was approximately RMB2 million.

Set out below are the rental income and net profit attributable to the Property for the two financial years immediately preceding the Disposal:

	For the year ended 31 December 2022 HK\$'000	For the year ended 31 December 2021 HK\$'000
Rental income	7	20
Net profit before income tax	2	14
Net profit after income tax	1	11

By order of the Board
Capital Finance Holdings Limited
Zhang Wei
Chairman and Executive Director

Hong Kong, 31 March 2023

As at the date of this announcement, the executive Directors are Mr. Zhang Wei and Ms. Li Wei; and the independent non-executive Directors are Mr. Chen Yihua, Mr. Lee Zak Yuen and Mr. Chan Ngai Fan.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the “Latest Listed Company Information” page of the website of the Stock Exchange at <http://www.hkexnews.hk> for at least 7 days from the date of its posting and on the Company’s website at <http://www.capitalfinance.hk>.