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**SING LEE SOFTWARE (GROUP) LIMITED**

新利軟件(集團)股份有限公司\*

(Incorporated in Bermuda with limited liability)

(Stock Code: 8076)

**INSIDE INFORMATION – ENTERING IN A MAXIMUM  
MORTGAGE CONTRACT AND LOAN AGREEMENT**

This announcement is made by the Company pursuant to Rule 17.10 of the Rules Governing the Listing of Securities on the GEM of the Stock Exchange of Hong Kong Limited (the “**GEM Listing Rules**”) and the Inside Information Provisions (as defined under the GEM Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The wholly-owned subsidiary of the Company, Hangzhou Singlee Technology Company Limited (the “**Borrower**”) entered into a Maximum Mortgage Contract (the “**Contract**”) with Hangzhou United Rural Commercial Bank Co. Ltd. (the “**Lender**”). Pursuant to the Contract, the maximum amount of claim is RMB7,500,000 and revolving loan facility (“**Loan Facility**”) of up to RMB7,500,000 principal to be made available to the Borrower by the Lender upon the terms and conditions of the Contract. The Loan Facility can be drawn down at any time before the maturity date of the Loan Facility. The maturity date of the Loan Facility is 22 July 2025. The Loan Facility is secured by a first charge over a commercial property located in Hangzhou owned by the Borrower in favour of the Lender, the valuation of the property conducted by an independent property valuer on 18 June 2020 with an amount of approximately RMB7,500,000.

On 3 August 2020, the Borrower entered into two loan agreements with the Lender for the advance of the Loan Facility of RMB4,500,000 and RMB3,000,000 respectively (the “**Loan Agreements**”) at the agreed interest rate at 4.35% per annum and repayable within 1 year on 2 August 2021. If the Borrower failure to repay the loan principal, additional of 50% penalty interest rate based on the agreed interest rate is calculated starting from the expiration date. On 3 August 2020, an amount of RMB7,500,000 under the Loan Facility had been drawn down.

Once draw down of the Loan Agreements, the Company has total secured loan amount of RMB15,000,000 and unsecured loan amount of RMB4,000,000 from the Lender.

\* For identification purpose only

The Loan will be used as the general working capital of the Borrower. The Board is of the view that the terms of Loan Agreement are on normal commercial terms, are fair and reasonable and the entering into the Loan Agreement is in the interests of the Company and its shareholders as a whole.

The directors of the Company have reviewed the Group's financial and liquidity position, and obtained the ongoing financial support from a director, Mr. Hung Yung Lai who is also the substantial shareholder of the Company, for a period of twelve months is taken into consideration.

To the best of the knowledge, information and belief of the Board and having made all reasonable enquiries, the Lender is a third party independent of the Company and its connected persons (as defined under the GEM Listing Rules).

By order of the Board  
**Sing Lee Software (Group) Limited**  
**Hung Yung Lai**  
*Chairman*

Hong Kong, 3 August 2020

As at the date of this announcement, the Board Comprises of:

Hung Yung Lai (*Executive Director*)

Hung Ying (*Executive Director*)

Lin Xue Xin (*Executive Director*)

Cui Jian (*Executive Director*)

Pao Ping Wing (*Independent Non-Executive Director*)

Thomas Tam (*Independent Non-Executive Director*)

Lo King Man (*Independent Non-Executive Director*)

*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.*

*The announcement will remain on the GEM website at <http://www.hkgem.com> on the "Latest Company Announcements" page for at least 7 days from the date of its posting and will be published on the website of the Company (<http://www.singlee.com.cn>).*