United Pacific Industries Limited
聯太工業有限公司*

(Incorporated in Bermuda with limited liability)
(Stock Code: 0176)

DISCLOSEABLE TRANSACTION

THE LOAN AGREEMENT

On 17 July 2017, the Lender, an indirect wholly-owned subsidiary of the Company, entered into the Loan Agreement with the Borrower, pursuant to which the Lender has agreed to grant to the Borrower, an Independent Third Party, the loan in the principal amount of US$1,000,000 (equivalent to HK$7,866,400), bearing interest at a rate of 10% per annum for a period of 12 months.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios (as defined under the Listing Rules) in respect of the Loan exceeds 5% but all of them are less than 25%, the Loan constitutes a discloseable transaction of the Company and is subject to reporting and announcement requirements under Chapter 14 of the Listing Rules.

INTRODUCTION

The Board announces that on 17 July 2017, the Lender entered into the Loan Agreement with the Borrower, pursuant to which the Lender agreed to grant to the Borrower a loan in the principal amount of US$1,000,000 (equivalent to HK$7,866,400), bearing interest at a rate of 10% per annum for a period of 12 months.

* *For identification purpose only*

THE LOAN AGREEMENT

Date:	17 July 2017
Parties:	(i) the Lender; and (ii) the Borrower To the best knowledge, information and belief of the Directors having made all reasonable enquiries, the Borrower is independent of, and not connected with any of the Directors, chief executive or substantial shareholders of the Company or any of its subsidiaries or their respective associates.
Principal amount:	US$1,000,000 (equivalent to HK$7,866,400)
Interest rate:	10% per annum (to be paid when the Loan fall due)
Drawdown date:	the date specified in the Loan Agreement
Repayment date:	the date falling the 12 months from the drawdown date or such other date as agreed between the Lender and the Borrower
Early repayment:	the Borrower may give prior written notice that specifies the date of prepayment to the Lender and make an early repayment of the outstanding balance of the Loan together with all interest accrued and unpaid thereon
Security:	the Borrower has agreed to provide the share charge in favour of the Lender over the Secured Securities to guarantee the repayment to the Lender of the principal and interest due by the Borrower
Guarantee:	two individuals who are Independent Third Parties who agree to guarantee the liabilities of the Borrower under the Loan Agreement

FUNDING OF THE LOAN

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

INFORMATION ON THE GROUP

The Group is principally engaged in the business of, inter alia, manufacturing of consumer-electronic products, money lending business in Hong Kong, nursery education in the PRC and investment in an associate which is engaged in afterlife services in Taiwan. The Lender is a wholly-owned subsidiary of the Company and a registered money lender holding a valid money lenders licence under the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong).

REASONS FOR THE LOAN

The terms of the Loan Agreement (including the interest rate) were arrived at by the parties thereto after arm's length negotiations, with reference to the commercial practice and the amount of the Loan. The Directors consider that the granting of the Loan is conducted in the course of the Group's money lending business. Having considered the financial background of the Borrower and the interest income to be received by the Group in respect of the Loan, the Directors consider that the terms of the Loan Agreement are on normal commercial terms and are fair and reasonable and in the interests of the Company and the Shareholders as a whole.

LISTING RULES IMPLICATIONS

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DEFINITIONS

Unless the context requires otherwise, the following terms have the following meanings in this announcement:

"Board"	the board of Directors
"Borrower"	the borrower under the Loan Agreement, being an individual and an Independent Third Party
"Company"	United Pacific Industries Limited, a company incorporated in the Bermuda with limited liability and the issued Shares of which are listed on the Stock Exchange (Stock Code: 0176)

"Director(s)"	the director(s) of the Company
"Drawdown"	the drawdown of the Loan pursuant to the Loan Agreement
"Group"	the Company and its subsidiaries
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the People's Republic of China
"Independent Third Party(ies)"	a third-party(ies) independent of the Company and the connected persons (has the meaning ascribed to it under the Listing Rules) of the Company
"Lender"	Superactive Finance Company Limited, a company incorporated in Hong Kong with limited liability and an indirect wholly-owned subsidiary of the Company
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Loan"	the loan in the principal amount of US$1,000,000 (equivalent to HK$7,866,400) granted by the Lender to the Borrower pursuant to the terms of the Loan Agreement
"Loan Agreement"	the loan agreement dated 17 July 2017 entered into between the Lender and the Borrower in relation to the grant of the Loan to the Borrower
"PRC"	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
"Secured securities"	certain securities beneficially owned by the Borrower equivalent to 5% equity interest of a company incorporated in the PRC with an issued capital of US$20,000,000
"Shareholders"	holders of the issued Share(s)

"Share(s)"	ordinary share(s) of HK$0.10 each in issued share capital of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"US$"	United States dollars, the lawful currency of the United States of America
"%"	per cent

By Order of the Board
United Pacific Industries Limited
Yeung So Lai
Chairman

Hong Kong, 17 July 2017

As at the date of this announcement, the executive Directors are Ms. Yeung So Lai and Mr. Lee Chi Shing Caesar; and the independent non-executive Directors are Mr. Chiu Sze Wai Wilfred, Mr. Chow Wai Leung William and Ms. Hu Gin Ing.