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FY FINANCIAL (SHENZHEN) CO., LTD.

富銀融資租賃(深圳)股份有限公司

(A joint stock limited company incorporated in the People's Republic of China with limited liability)

(Stock Code: 8452)

INSIDE INFORMATION PROFIT WARNING

This announcement is made by FY Financial (Shenzhen) Co., Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 17.10 of the Rules Governing the Listing of Securities on GEM of The Stock Exchange of Hong Kong Limited (the “**GEM Listing Rules**”) and the Inside Information Provisions (as defined in the GEM Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (“**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the latest unaudited consolidated management accounts of the Group for the nine months ended 30 September 2020 (the “**Reporting Period**”) and other information currently available to the Group, the Group is expected to record a significant decrease in profit attributable to equity owners of the Company for the Reporting Period by approximately 50% as compared with that for the nine months ended 30 September 2019 of approximately RMB30.3 million.

The decrease in profit for the Reporting Period was primarily attributable to the impact of the continuing effect caused by the outbreak of Coronavirus disease (“**COVID-19**”) which has led to revenue reduction in:

- (i) finance leasing services as a result of decrease in demand due to the temporary suspension of operation and production of the Group’s downstream customers in certain areas in the People’s Republic of China (“**PRC**”); and

- (ii) advisory service as a result of certain prevention and control policies such as travel restrictions imposed by PRC government in various areas to curb the spread of the COVID-19, which have disrupted the due diligence performed on customers including on-site visits and face-to-face interviews, which are crucial in risk assessment undertaken by the Group.

Further, the Group estimated that there would be an increase in provision for doubtful debts for the Reporting Period as compared to the same period of last year. As some of the Group's customers have fallen behind their repayment schedules as impacted by COVID-19, the Group has casted doubt on their repayment capabilities. As such, provision for doubtful debts would be made for these customers in accordance with the Group's policy. As at the date of this announcement, the Group is still working with some of these customers on revised repayment schedules.

The information contained in this announcement is based on the information currently available to the Group and the Board's preliminary review of the unaudited consolidated management accounts of the Group for the Reporting Period, and is not based on any figures or information audited or reviewed by the auditor or the audit committee of the Company. Therefore, the above information is subject to adjustments and may be different from the unaudited third quarterly results of the Group for the Reporting Period. Shareholders and potential investors are advised to read carefully the unaudited consolidated third quarterly results announcement of the Group for the Reporting Period, which will be published in due course pursuant to the requirements of the GEM Listing Rules.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
FY Financial (Shenzhen) Co., Ltd.
Zhuang Wei
Chairman

Hong Kong, 27 October 2020

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

Executive Directors:

Mr. Li Peng (李鵬)

Mr. Weng Jianxing (翁建興)

Ms. Wang Ying (王瑩)

Non-executive Directors:

Mr. Zhuang Wei (莊巍)

Mr. Qian Cheng (錢程)

Mr. Sun Luran (孫路然)

Independent non-executive Directors:

Mr. Fung Che Wai Anthony (馮志偉)

Mr. Hon Leung (韓亮)

Mr. Liu Shengwen (劉升文)

This announcement, for which all 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 in this announcement misleading.

This announcement will remain on the “Latest Company Announcements” page of the GEM website at www.hkgem.com for at least 7 days from the date of its posting. This announcement will also be published on the Company’s website at www.fyleasing.com.