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HOP HING HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 47)

CONTINUING CONNECTED TRANSACTIONS

On 12 August 2004, Wytak, an indirectly wholly-owned subsidiary of the Company, entered into the Surrender Agreements and the New Tenancy Agreements with certain connected persons of the Company for the termination of the Existing Tenancy Agreements and the leasing of certain premises at Hop Hing Industrial Building at 704 Castle Peak Road, Kowloon, Hong Kong, respectively.

The Surrender Agreements and all the transactions contemplated thereunder constitute connected transactions of the Company under Listing Rule 14A.13(1)(a). The New Tenancy Agreements and all the transactions contemplated thereunder constitute continuing connected transactions of the Company under Listing Rule 14A.14. Particulars of the above transactions and certain other relevant information are given below in accordance with Listing Rule 14A.56. The terms and conditions of such transactions have been negotiated on an arm's length basis and are normal commercial terms. The Board (including the independent non-executive Directors) considers that each of the above transactions is fair and reasonable, and is in the interests of the Company and its shareholders as a whole.

The transactions under the Surrender Agreements and the New Tenancy Agreements are subject to the reporting and announcement requirements under Listing Rules 14A.45 to 14A.47 but do not require approval by the independent shareholders of the Company as the threshold stipulated under Listing Rule 14A.34 will not be exceeded at any relevant time.

A. CONNECTION BETWEEN THE PARTIES

Wytak, the landlord, is an indirectly wholly-owned subsidiary of the Company. The Existing Tenants and the New Tenants are connected persons of the Company as explained below.

Hop Hing Oil (1985) Limited (as trustee of HHOUT) and Hung's (1985) Limited (as trustee of Hung's UT) hold approximately 38.0% and 28.6% respectively of the issued share capital of the Company. GZ Trust Corporation (as trustee of the Family Trusts) holds approximately 99.98% of the issued units of each of HHOUT and Hung's UT. GZ Trust Corporation is therefore entitled to control indirectly the exercise of approximately 66.6% of the voting power at any general meeting of the Company, and is hence a substantial shareholder of the Company.

GZ Trust Corporation (as trustee of the Family Trusts) is indirectly interested in the Existing Tenants and the New Tenants so as to exercise or control the exercise of 30% or more of the voting power at the general meetings of each of the Existing Tenants and the New Tenants. The Existing Tenants and the New Tenants are therefore associates of GZ Trust Corporation and constitute connected persons of the Company under the Listing Rules.

B. SURRENDER AGREEMENTS

1. Surrender Agreement between Wytak and HMSL

Date of agreement: 12 August 2004

Parties: Wytak, the landlord
HMSL, the tenant

Premises surrendered: The whole of the First Premises

Pursuant to this Surrender Agreement, HMSL shall surrender the whole of the First Premises to Wytak on 15 August 2004 to the intent that upon such surrender the tenancy created by the First Existing Tenancy Agreement shall absolutely cease and determine and in return, Wytak shall release HMSL from all liabilities and obligations under the First Existing Tenancy Agreement immediately after the surrender. Save as disclosed above, no compensation will be received or paid by either Wytak or HMSL as a result of the termination of the First Existing Tenancy Agreement.

Note 1: For the period commencing on 1 January 2004 and ending on 15 August 2004, pursuant to the First Existing Tenancy Agreement, a total amount of HK\$248,465 (*i.e. for a monthly rental of HK\$33,200*) has been paid by HMSL to Wytak.

2. Surrender Agreement between Wytak and Wasserbel

Date of agreement: 12 August 2004

Parties: Wytak, the landlord
Wasserbel, the tenant

Premises surrendered: The whole of the Second Premises

Pursuant to this Surrender Agreement, Wasserbel shall surrender the whole of the Second Premises to Wytak on 15 August 2004 to the intent that upon such surrender the tenancy created by the Second Existing Tenancy Agreement shall absolutely cease and determine and in return, Wytak shall release Wasserbel from all liabilities and obligations under the Second Existing Tenancy Agreement immediately after the surrender. Save as disclosed above, no compensation will be received or paid by either Wytak or Wasserbel as a result of the termination of the Second Existing Tenancy Agreement.

Note 2: For the period commencing on 1 January 2004 to 15 August 2004, pursuant to the Second Existing Tenancy Agreement, a total amount of HK\$184,852 (*i.e. for a monthly rental of HK\$24,700*) has been paid by Wasserbel to Wytak.

3. Surrender Agreement between Wytak and Yoshinoya

Date of agreement: 12 August 2004

Parties: Wytak, the landlord
Yoshinoya, the tenant

Premises surrendered: The whole of the Third Premises

Pursuant to this Surrender Agreement, Yoshinoya shall surrender the whole of the Third Premises to Wytak on 15 August 2004 to the intent that upon such surrender the tenancy created by the Third Existing Tenancy Agreement shall absolutely cease and determine and in return, Wytak shall release Yoshinoya from all liabilities and obligations under the Third Existing Tenancy Agreement immediately after the surrender. Save as disclosed above, no compensation will be received or paid by either Wytak or Yoshinoya as a result of the termination of the Third Existing Tenancy Agreement.

Note 3: For the period commencing on 1 January 2004 and ending on 15 August 2004, pursuant to the Third Existing Tenancy Agreement, a total amount of HK\$465,497 (*i.e. for a monthly rental of HK\$62,200*) has been paid by Yoshinoya to Wytak.

4. Surrender Agreement between Wytak and Wasserbel

Date of agreement: 12 August 2004

Parties: Wytak, the landlord
Wasserbel, the tenant

Premises surrendered: The whole of the Fourth Premises

Pursuant to this Surrender Agreement, Wasserbel shall surrender the whole of the Fourth Premises to Wytak on 15 August 2004 to the intent that upon such surrender the tenancy created by the Fourth Existing Tenancy Agreement shall absolutely cease and determine and in return, Wytak shall release Wasserbel from all liabilities and obligations under the Fourth Existing Tenancy Agreement immediately after the surrender. Save as disclosed above, no compensation will be received or paid by either Wytak or Wasserbel as a result of the termination of the Fourth Existing Tenancy Agreement.

Note 4: For the period commencing on 1 January 2004 and ending on 15 August 2004, pursuant to the Fourth Existing Tenancy Agreement, a total amount of HK\$249,213 (*i.e. for a monthly rental of HK\$33,300*) has been paid by Wasserbel to Wytak.

5. Surrender Agreement between Wytak and Yoshinoya

Date of agreement: 12 August 2004

Parties: Wytak, the landlord
Yoshinoya, the tenant

Car parking space surrendered: Car Parking Space No. 13

Pursuant to this Surrender Agreement, Yoshinoya shall surrender the whole of the Car Parking Space No.13 to Wytak on 15 August 2004 to the intent that upon such surrender the tenancy created by the Fifth Existing Tenancy Agreement shall absolutely cease and determine and in return, Wytak shall release Yoshinoya from all liabilities and obligations under the Fifth Existing Tenancy Agreement immediately after the surrender. Save as disclosed above, no compensation will be received or paid by either Wytak or Yoshinoya as a result of the termination of the Fifth Existing Tenancy Agreement.

Note 5: For the period commencing on 1 January 2004 and ending on 15 August 2004, pursuant to the Fifth Existing Tenancy Agreement, a total amount of HK\$28,439 (*i.e. for a monthly rental of HK\$3,800*) has been paid by Yoshinoya to Wytak.

C. TENANCY AGREEMENTS

1. Tenancy Agreement between Wytak and HMSL

Date of agreement: 12 August 2004

Parties: Wytak, the landlord
HMSL, the tenant

Premises leased: The whole of the First Premises

Term: From 16 August 2004 to 15 August 2007 (both days inclusive)

Annual Rent: HK\$406,560 (exclusive of management fees, rates and government rent) (*Note 6*) (*Annual rent under the First Existing Tenancy Agreement being HK\$398,400*)

Option to renew: HMSL shall have an option to renew this Tenancy Agreement for a further term of two years commencing immediately upon the expiration of the current term. The annual rent payable during such further term shall be determined by reference to the then market rent, provided that such annual rent shall not be less than HK\$406,560 nor exceed HK\$487,872. The Company shall comply with the relevant and applicable Listing Rules requirements if and when the said option to renew is exercised.

Note 6: For the period commencing on 16 August 2004 and ending on 31 December 2004, pursuant to this Tenancy Agreement, a total amount of HK\$153,006 will be payable by HMSL to Wytak.

2. Tenancy Agreement between Wytak and FPL

Date of agreement:	12 August 2004
Parties:	Wytak, the landlord FPL, the tenant
Premises leased:	A total floor area of 300 sq. ft. at the Second Premises
Term:	From 16 August 2004 to 15 August 2007 (both days inclusive)
Annual Rent:	HK\$31,200 (exclusive of management fees, rates and government rent) (<i>Note 7</i>) (<i>Annual rent under the Second Existing Tenancy Agreement for the whole of the Second Premises being HK\$296,400</i>)
Option to renew:	FPL shall have an option to renew this Tenancy Agreement for a further term of two years commencing immediately upon the expiration of the current term. The annual rent payable during such further term shall be determined by reference to the then market rent, provided that such annual rent shall not be less than HK\$31,200 nor exceed HK\$37,440. The Company shall comply with the relevant and applicable Listing Rules requirements if and when the said option to renew is exercised.

Note 7: For the period commencing on 16 August 2004 to 31 December 2004, pursuant to this Tenancy Agreement, a total amount of HK\$11,742 will be payable by FPL to Wytak.

3. Tenancy Agreement between Wytak and Yoshinoya

Date of agreement:	12 August 2004
Parties:	Wytak, the landlord Yoshinoya, the tenant
Premises leased:	The whole of the Third Premises
Term:	From 16 August 2004 to 15 August 2007 (both days inclusive)
Annual Rent:	HK\$760,800 (exclusive of management fees, rates and government rent) (<i>Note 8</i>) (<i>Annual rent under the Third Existing Tenancy Agreement being HK\$746,400</i>)
Option to renew:	Yoshinoya shall have an option to renew this Tenancy Agreement for a further term of two years commencing immediately upon the expiration of the current term. The annual rent payable during such further term shall be determined by reference to the then market rent, provided that such annual rent shall not be less than HK\$760,800 nor exceed HK\$912,960. The Company shall comply with the relevant and applicable Listing Rules requirements if and when the said option to renew is exercised.

Note 8: For the period commencing on 16 August 2004 and ending on 31 December 2004, pursuant to this Tenancy Agreement, a total amount of HK\$286,323 will be payable by Yoshinoya to Wytak.

4. Tenancy Agreement between Wytak and FPL

Date of agreement: 12 August 2004

Parties: Wytak, the landlord
FPL, the tenant

Premises leased: The whole of the Fourth Premises

Term: From 16 August 2004 to 15 August 2007 (both days inclusive)

Annual Rent: HK\$385,080 (exclusive of management fees, rates and government rent) (*Note 9*) (*Annual rent under the Fourth Existing Tenancy Agreement being HK\$399,600*)

Option to renew: FPL shall have an option to renew this Tenancy Agreement for a further term of two years commencing immediately upon the expiration of the current term. The annual rent payable during such further term shall be determined by reference to the then market rent, provided that such annual rent shall not be less than HK\$385,080 nor exceed HK\$462,096. The Company shall comply with the relevant and applicable Listing Rules requirements if and when the said option to renew is exercised.

Note 9: For the period commencing on 16 August 2004 and ending on 31 December 2004, pursuant to this Tenancy Agreement, a total amount of HK\$144,923 will be payable by FPL to Wytak.

5. Tenancy Agreement between Wytak and Yoshinoya

Date of agreement: 12 August 2004

Parties: Wytak, the landlord
Yoshinoya, the tenant

Car parking space leased: Car Parking Space No. 13

Term: From 16 August 2004 to 15 August 2007 (both days inclusive)

Annual Rent: HK\$46,800 (exclusive of management fees, rates and government rent) (*Note 10*) (*Annual rent under the Fifth Existing Tenancy Agreement being HK\$45,600*)

Option to renew: Yoshinoya shall have an option to renew this Tenancy Agreement for a further term of two years commencing immediately upon the expiration of the current term. The annual rent payable during such further term shall be determined by reference to the then market rent, provided that such annual rent shall not be less than HK\$46,800 nor exceed HK\$56,160. The Company shall comply with the relevant and applicable Listing Rules requirements if and when the said option to renew is exercised.

Note 10: For the period commencing on 16 August 2004 and ending on 31 December 2004, pursuant to this Tenancy Agreement, a total amount of HK\$17,613 will be payable by Yoshinoya to Wytak.

6. Tenancy Agreement between Wytak and FPL

Date of agreement:	12 August 2004
Parties:	Wytak, the landlord FPL, the tenant
Premises leased:	The whole of the Sixth Premises
Term:	From 16 August 2004 to 15 August 2007 (both days inclusive)
Annual Rent:	HK\$376,800 (exclusive of management fees, rates and government rent) (<i>Note 11</i>)
Option to renew:	FPL shall have an option to renew this Tenancy Agreement for a further term of two years commencing immediately upon the expiration of the current term. The annual rent payable during such further term shall be determined by reference to the then market rent, provided that such annual rent shall not be less than HK\$376,800 nor exceed HK\$452,160. The Company shall comply with the relevant and applicable Listing Rules requirements if and when the said option to renew is exercised.

Note 11: For the period commencing on 16 August 2004 and ending on 31 December 2004, pursuant to this Tenancy Agreement, a total amount of HK\$141,806 will be payable by FPL to Wytak.

7. Tenancy Agreement between Wytak and FPL

Date of agreement:	12 August 2004
Parties:	Wytak, the landlord FPL, the tenant
Premises leased:	The whole of the Seventh Premises
Term:	From 16 August 2004 to 15 August 2007 (both days inclusive)
Annual Rent:	HK\$417,600 (exclusive of management fees, rates and government rent) with a rent-fee period from 16 August 2004 to 15 September 2004 (<i>Note 12</i>)
Option to renew:	FPL shall have an option to renew this Tenancy Agreement for a further term of two years commencing immediately upon the expiration of the current term. The annual rent payable during such further term shall be determined by reference to the then market rent, provided that such annual rent shall not be less than HK\$417,600 nor exceed HK\$501,120. The Company shall comply with the relevant and applicable Listing Rules requirements if and when the said option to renew is exercised.

Note 12: For the period commencing on 16 August 2004 and ending on 31 December 2004, pursuant to this Tenancy Agreement, a total amount of HK\$121,800 will be payable by FPL to Wytak.

8. Tenancy Agreement between Wytak and FPL

Date of agreement:	12 August 2004
Parties:	Wytak, the landlord FPL, the tenant
Car parking space leased:	Car Parking Space No. 25
Term:	From 16 August 2004 to 15 August 2007 (both days inclusive)
Annual Rent:	HK\$60,000 (exclusive of management fees, rates and government rent) (<i>Note 13</i>)
Option to renew:	FPL shall have an option to renew this Tenancy Agreement for a further term of two years commencing immediately upon the expiration of the current term. The annual rent payable during such further term shall be determined by reference to the then market rent, provided that such annual rent shall not be less than HK\$60,000 nor exceed HK\$72,000. The Company shall comply with the relevant and applicable Listing Rules requirements if and when the said option to renew is exercised.

Note 13: For the period commencing on 16 August 2004 and ending on 31 December 2004, pursuant to this Tenancy Agreement, a total amount of HK\$22,581 will be payable by FPL to Wytak.

D. ANNUAL RENT

The estimated aggregate annual rent payable monthly in advance by each of the New Tenants during the term of the New Tenancy Agreements together with the rent (exclusive of rates and management fees) already paid to Wytak by the Existing Tenants in the period commencing on 1 January 2004 and ending on 15 August 2004 under the Existing Tenancy Agreements are set out as follows:

	Rent paid and payable				Total (HK\$)
	HMSL (HK\$)	Yoshinoya (HK\$)	Wasserbel (HK\$)	FPL (HK\$)	
1 January 2004 to 31 December 2004	401,471	797,872	434,065	442,852	2,076,260
1 January 2005 to 31 December 2005	406,560	807,600	–	1,270,680	2,484,840
1 January 2006 to 31 December 2006	406,560	807,600	–	1,270,680	2,484,840
1 January 2007 to 15 August 2007	253,554	503,664	–	792,467	1,549,685

Pricing Basis

In negotiating the rent under the New Tenancy Agreements, the Board made references to the current leasing market conditions, the market rent of comparable premises in the vicinity of Hop Hing Industrial Building and the tenancy agreements that had been entered into by Wytak with other independent third parties in respect of certain units of Hop Hing Industrial Building. DTZ Debenham Tie Leung Limited, an independent professional property valuer, has reviewed the monthly rents payable under the New Tenancy Agreements and the terms thereof and has formed the opinion that, given the prevailing market conditions, they are fair and reasonable.

If the New Tenants exercise the option to renew the tenancies created under the New Tenancy Agreements, the New Tenants will be locked in for a further period of two years and the annual rent payable during such period shall not be less than current rents. It is expected that market rent will not increase by more than 20% during the term of the New Tenancy Agreements. Therefore, the cap for the rent payable by the New Tenants during such further term is set at 120% of the annual rent payable under the New Tenancy Agreements.

Reasons for and Benefits of the Surrender Agreements and the New Tenancy Agreements

The terms and conditions of the transactions contemplated under the Surrender Agreements and the New Tenancy Agreements have been negotiated on an arm's length basis. The Board (including the independent non-executive Directors) considers that each of the above transactions is fair and reasonable, and is in the interests of the Company and its shareholders as a whole. The transactions will benefit the Company as they allow Wytak to lock in tenants paying rent at market rates for the premises/car parking spaces concerned.

E. REQUIREMENTS OF THE LISTING RULES

The New Tenancy Agreements and all the transactions contemplated thereunder constitute continuing connected transactions of the Company under Listing Rule 14A.14.

Each of the relevant percentage ratios in respect of the same continuing connected transactions is, on an annual basis, less than 2.5%. Accordingly, they will be subject to the reporting and announcement requirements under Listing Rules 14A.45 to 14A.47 but will not require approval by the independent shareholders of the Company.

This announcement is made for the purpose of satisfying the announcement requirements stipulated under Listing Rule 14A.47 in respect of the Surrender Agreements and the New Tenancy Agreements and all the transactions contemplated thereunder.

F. GENERAL

The Group is principally engaged in the extraction, refining, blending and distribution of edible oils and ancillary activities. HMSL is principally engaged in the provision of management services. Wasserbel is principally engaged in the bakery business. Yoshinoya is principally engaged in the fast food business. FPL is principally engaged in the logistics and distribution business.

The aggregate book value of the premises and car parking spaces, being the subject of the New Tenancy Agreements, as at 31 December 2003, was approximately HK\$25 million.

The Company has previously issued an announcement on 14 November 2002 in relation to the connected transactions involving the Existing Tenancy Agreements.

G. DEFINITIONS

In this announcement, the following expressions shall have the following meanings unless the context requires otherwise:

“Board”	the board of directors of the Company
“Car Parking Space No. 13”	Car Parking Space No. 13, Ground Floor, Hop Hing Industrial Building, 704 Castle Peak Road, Kowloon, Hong Kong
“Car Parking Space No. 25”	Car Parking Space No. 25, Ground Floor, Hop Hing Industrial Building, 704 Castle Peak Road, Kowloon, Hong Kong
“Company”	Hop Hing Holdings Limited, a company incorporated in Bermuda with limited liability whose shares are listed on the Stock Exchange
“Directors”	the directors of the Company
“Existing Tenants”	HMSL, Wasserbel and Yoshinoya
“Existing Tenancy Agreements”	First Existing Tenancy Agreement, Second Existing Tenancy Agreement, Third Existing Tenancy Agreement, Fourth Existing Tenancy Agreement and Fifth Existing Tenancy Agreement
“Family Trusts”	the C.P. Hung Family Discretionary Trust and the Peter Hung Family Discretionary Trust
“Fifth Existing Tenancy Agreement”	the tenancy Agreement dated 14 November 2002 and entered into between Knight Investment Limited and Yoshinoya for the leasing of the Car Parking Space No. 13 for a term commencing on 14 November 2002 and expiring on 31 December 2004 at a monthly rent of HK\$3,800. After the Car Parking Space No. 13 was assigned by Knight Investment Limited to Wytak pursuant to an assignment dated 28 April 2003, the rights and obligations of Knight Investment Limited under the Fifth Existing Tenancy Agreement have been assumed and accepted in all respects by Wytak

“First Existing Tenancy Agreement”	the tenancy agreement dated 14 November 2002 and entered into between Lival Company Limited and HMSL for the leasing of the First Premises for a term commencing on 14 November 2002 and expiring on 31 December 2004 at a monthly rental of HK\$33,200. After the First Premises were assigned by Lival Company Limited to Wytak pursuant to an assignment dated 28 April 2003, the rights and obligations of Lival Company Limited under the First Existing Tenancy Agreement have been assumed and accepted in all respects by Wytak
“First Premises”	Factory A, 1st Floor, Hop Hing Industrial Building, 704 Castle Peak Road, Kowloon, Hong Kong
“Fourth Existing Tenancy Agreement”	the tenancy agreement dated 14 November 2002 and entered into between Knight Investment Limited and Wasserbel for the leasing of the Fourth Premises for a term commencing on 1 December 2002 and expiring on 31 December 2004 at a monthly rent of HK\$33,300. After the Fourth Premises were assigned by Knight Investment Limited to Wytak pursuant to an assignment dated 28 April 2003, the rights and obligations of Knight Investment Limited under the Fourth Existing Tenancy Agreement have been assumed and accepted in all respects by Wytak
“Fourth Premises”	Factory B, Ground Floor, Hop Hing Industrial Building, 704 Castle Peak Road, Kowloon, Hong Kong
“FPL”	Food Procurement Limited
“Group”	the Company and its subsidiaries
“HHOUT”	Hop Hing Oil Unit Trust
“HK\$”	Hong Kong dollars, the lawful currency of the Hong Kong Special Administrative Region of the People’s Republic of China
“HMSL”	Hung’s Management Services Limited
“Hung’s UT”	Hung’s Unit Trust
“Listing Rules”	Rules Governing the Listing of Securities on the Stock Exchange
“New Tenants”	HMSL, Yoshinoya and FPL
“New Tenancy Agreements”	the eight tenancy agreements entered into between Wytak and the New Tenants on 12 August 2004, the details of which are set out in section C of this announcement

“Second Existing Tenancy Agreement”	the tenancy agreement dated 14 November 2002 and entered into between Knight Investment Limited and Wasserbel for the leasing of the Second Premises for a term commencing on 14 November 2002 and expiring on 31 December 2004 at a monthly rent of HK\$24,700. After the Second Premises were assigned by Knight Investment Limited to Wytak pursuant to an assignment dated 28 April 2003, the rights and obligations of Knight Investment Limited under the Second Existing Tenancy Agreement have been assumed and accepted in all respects by Wytak
“Second Premises”	Factory B, Upper Ground Floor, Hop Hing Industrial Building, 704 Castle Peak Road, Kowloon, Hong Kong
“Seventh Premises”	Factory D, Ground Floor, Hop Hing Industrial Building, 704 Castle Peak Road, Kowloon, Hong Kong
“Sixth Premises”	Factory C, Ground Floor, Hop Hing Industrial Building, 704 Castle Peak Road, Kowloon, Hong Kong
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Surrender Agreements”	the five surrender agreements entered into between Wytak and the Existing Tenants on 12 August 2004, the details of which are set out in section B of this announcement
“Third Existing Tenancy Agreement”	the tenancy agreement dated 14 November 2002 and entered into between Lival Company Limited and Yoshinoya for the leasing of the Third Premises for a term commencing on 14 November 2002 and expiring on 31 December 2004 at a monthly rent of HK\$62,200. After the Third Premises were assigned by Lival Company Limited to Wytak pursuant to an assignment dated 28 April 2003, the rights and obligations of Lival Company Limited under the Third Existing Tenancy Agreement have been assumed and accepted in all respects by Wytak
“Third Premises”	Factories C and D, Upper Ground Floor, Hop Hing Industrial Building, 704 Castle Peak Road, Kowloon, Hong Kong
“Wasserbel”	Wasserbel Trading Company Limited
“Wytak”	Wytak Limited
“Yoshinoya”	Yoshinoya Fast Food (Hong Kong) Limited

By Order of the Board
Wong Kwok Ying
Company Secretary

Hong Kong, 18 August 2004

As at the date of this announcement, the executive directors of the Company are Mr. Liu Chi Keung, Ricky, Mr. Chan Sai On, David and Mr. Wong Kwok Ying. The non-executive directors of the Company are Mr. Hung Hak Hip, Ms. Hung Chiu Yee and Mr. Lee Pak Wing. The independent non-executive directors of the Company are Mr. Wong Yu Hong, Philip, Mr. Sze Tsai To, Robert and Mr. Cheung Wing Yui, Edward.

“Please also refer to the published version of this announcement in The Standard”.