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If you are in any doubt as to any aspect of this circular or as to the action to be taken, you should consult a stockbroker or other registered dealer in securities, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your shares in China Gas Holdings Limited, you should at once hand this circular to the purchaser or transferee or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

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## CHINA GAS HOLDINGS LIMITED

中國燃氣控股有限公司\*

(incorporated in Bermuda with limited liability)

DISCLOSEABLE TRANSACTION

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#### **DEFINITIONS**

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

"Agreement" The agreement for the sale and purchase of the Sale Shares entered

into by and between the Company as purchaser and the Vendor as

vendor on 9 February 2004

"Board" The board of Directors

"BVI" British Virgin Islands

"CDEL" Clever Decision Enterprises Limited (智選企業有限公司), a

company established in the BVI on 28 May 2003 with limited liability, owned as to 30% by the Company and 70% by the Vendor

"Company" China Gas Holdings Limited (中國燃氣控股有限公司), a

company incorporated in Bermuda with limited liability, whose

shares are listed on the Stock Exchange

"Completion" Completion of the Proposed Acquisition pursuant to the terms of

the Agreement

"Directors" Directors of the Company

"Group" The Company and its subsidiaries

"HK\$" Hong Kong dollars, the lawful currency of Hong Kong

"Hong Kong" Hong Kong Special Administrative Region of the People's Republic

of China

"Latest Practicable Date" 20 February 2004, being the latest practicable date prior to the

printing of this circular for ascertaining certain information

contained in this circular

"Listing Rules" Rules Governing The Listing of Securities on the Stock Exchange

"PRC" The People's Republic of China

#### **DEFINITIONS**

"PRC Group Companies" Companies established in the PRC and owned by Tongbohua in the percentages stated in brackets, namely: Xiaogan Zhenrong Gas Co. Ltd. (孝感振戎天然氣有限公司) (30% of its equity interest); Xiaogan Jiaxu Gas Co. Ltd. (孝感嘉旭天然氣有限公 司) (65% of its equity interest: Hanchuan Jiaxu Gas Co. Ltd. (漢川嘉旭天然氣有限公司) (65% of its equity interest); Yumeng Jiaxu Gas Co. Ltd. (雲夢嘉旭天然氣有限公司) (65% of its equity interest); and Yingcheng Jiaxu Gas Co. Ltd. (應城嘉旭天然氣有 限公司) (65% of its equity interest) "Proposed Acquisition" The proposed acquisition of the Sale Shares contemplated under the Agreement "RMB" Renminbi yuan, the lawful currency of the PRC Securities and Futures Ordinance, Chapter 571 of the Laws of "SFO" Hong Kong "Sale Shares" 70% of the issued share capital of CDEL, comprising 70 ordinary shares of US\$1 each, legally and beneficially owned by the Vendor "Share(s)" Ordinary share(s) of HK\$0.01 each in the issued share capital of the Company "Shareholder(s)" Registered holder(s) of the Shares "Shareholder's Loan" RMB27,486,000 "Stock Exchange" The Stock Exchange of Hong Kong Limited "Tongbaohua" Beijing Tongbaohua Oil & Gas Technology Development Limited (北京通寶華油燃氣技術發展有限公司), a wholly foreign owned enterprise established in the PRC and a wholly owned subsidiary of CDEL "US\$" United States dollars, the lawful currency of the United States of America Profit View International Limited (盈景國際有限公司), a company "Vendor" incorporated in the BVI on 2 January 2004 with limited liability

In this circular, the exchange rate of HK\$1 to RMB1.06 has been used for reference only.

Per cent.

"%"



### CHINA GAS HOLDINGS LIMITED

# 中國燃氣控股有限公司\*

(incorporated in Bermuda with limited liability)

Executive Directors:

Mr. Li Xiaoyun (Chairman)

Mr. Xu Ying (Vice Chairman)

Mr. Liu Ming Hui (Managing Director)

Mr. Ma Jin Long

Mr. Zhu Wei Wei

Non-executive Director:

Mr. Wu Bangjie

Independent Non-executive Directors:

Mr. Zhao Yu Hua

Dr. Mao Er Wan

Ms. Wong Sin Yue, Cynthia

Registered Office:

Clarendon House

2 Church Street

Hamilton HM 11

Bermuda

Head office and principal place of business in

Hong Kong:

Room 1601, 16th Floor

**AXA** Centre

No. 151 Gloucester Road

Wanchai

Hong Kong

23 February 2004

To the Shareholders and,

for information only, the holders of convertible preference shares of the Company

Dear Sir or Madam.

# DISCLOSEABLE TRANSACTION PROPOSED ACQUISITION OF THE SALE SHARES

#### 1. INTRODUCTION

In the announcement of the Company dated 11 February 2004, the Board announced that the Company as purchaser entered into the Agreement with the Vendor on 9 February 2004 for the Proposed Acquisition of the Sale Shares and the Shareholder's Loan in CDEL which in turn owns 100% equity interest in Tongbaohua. CDEL is a company incorporated in the BVI with limited liability. The Vendor is the legal and beneficial owner of the Sale Shares. As at the Latest Practicable Date, CDEL is owned as to 30% by the Company and 70% by the Vendor. Tongbaohua is a wholly owned foreign enterprise set up in the PRC and is wholly owned by CDEL. The Vendor, its ultimate beneficial owner and their respective associates are not connected persons (as defined in the Listing Rules) and are 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 (as defined in the Listing Rules).

<sup>\*</sup> For identification purpose only

Pursuant to the Agreement, the Company will acquire the Sale Shares from the Vendor. Upon Completion of the Proposed Acquisition, the Company will own 100% of the issued share capital of CDEL which in turn owns 100% equity interest in Tongbaohua.

Tongbaohua is principally engaged in the investment and development of natural gas technology, technology transfer, technology training and technology services in respect of natural gas. Tongbaohua also holds equity interest in the PRC Group Companies. The PRC Group Companies are engaged in the transmission, distribution and sale of natural gas in Xiaogan City, Hanchuan City, Yunmeng City and Yingcheng City in the PRC. As at the Latest Practicable Date, the total registered capital of the PRC Group Companies in the aggregate amount of RMB61,200,000 (equivalent to approximately HK\$57,735,849.06) has already been paid up.

The Directors consider that the terms of the Agreement are fair and reasonable and are in the interests of the Company and the Shareholders as a whole. The Proposed Acquisition constitutes a discloseable transaction under the Listing Rules.

#### 2. THE AGREEMENT

Date of the Agreement: 9 February 2004

Parties: the Company as purchaser and the Vendor as vendor

The Company as purchaser and the Vendor as vendor entered into the Agreement on 9 February 2004 for the Proposed Acquisition of the Sale Shares and the Shareholder's Loan from the Vendor.

#### 3. INFORMATION ON CDEL

CDEL is a limited company incorporated in the BVI on 28 May 2003, with an authorized share capital of US\$50,000, divided into 50,000 shares of US\$1 each.

As at the Later Practicable Date, CDEL is owned as to 30% by the Company and 70% by the Vendor, and CDEL in turn owns 100% of the equity interest in Tongbaohua, being CDEL's sole asset, which in turn owns the PRC Group Companies. As at 12 January 2004, the total asset value of CDEL is RMB96,393,709.00 (equivalent to approximately HK\$90,937,461.32). As at 15 January 2004, CDEL recorded a loss of RMB8,925.00 (equivalent to approximately HK\$8,500.00), with a net tangible asset value of RMB13,779.00 (equivalent to approximately HK\$13,000.00). The total asset value of CDEL as at 15 January 2004 was RMB96,393,709.00 (equivalent to approximately HK\$90,937,461.32), however, taking into account the Shareholder's Loan and minority interests, the net tangible asset value of CDEL hence came down to RMB13,779.00 as at 15 January 2004.

The Company as purchaser and the Vendor as vendor entered into the Agreement for the Proposed Acquisition of the Sale Shares on 9 February 2004, upon completion of which the Company will become the sole owner of CDEL, holding 100% of the issued share capital thereof.

The Vendor, its ultimate beneficial owner and their respective associates are not connected persons (as defined in the Listing Rules) and are 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 (as defined in the Listing Rules).

#### 4. INFORMATION ON TONGBAOHUA

Tongbaohua is a wholly foreign owned enterprise established in the PRC and a wholly owned subsidiary of CDEL. As at the Latest Practicable Date, Tongbaohua has a registered share capital of RMB20,000,000 (equivalent to approximately HK\$18,867,924.53) which has already been paid up, and its total investment and net tangible asset values are RMB36,480,000 (equivalent to approximately HK\$34,415,094.34) and RMB20,000,000 (equivalent to approximately HK\$18,867,924.53), respectively. Tongbaohua has equity interests in the PRC Group Companies (holding such shareholding percentages thereof as stated in the brackets), namely as follows:

- (a) Xiaogan Zhenrong Gas Co. Ltd. (孝感振戎天然氣有限公司), with a registered capital of RMB28,000,000 (Tongbaohua holding 30% of its equity interest; Great Sun Investments Co. Ltd. (嘉旭投資有限公司) holding 25% of its equity interest; Beijing Yu Long Cang Gas Technology Co. Ltd. (北京裕隆倉燃氣技術有限公司) holding 45% of its equity interest);
- (b) Xiaogan Jiaxu Gas Co. Ltd. (孝感嘉旭天然氣有限公司), with a registered capital of RMB10,000,000 (Tongbaohua holding 65% of its equity interest; Great Sun Investments Co. Ltd. (嘉旭投資有限公司) holding 25% of its equity interest; Beijing Yu Long Cang Gas Technology Co. Ltd. (北京裕隆倉燃氣技術有限公司) holding 10% of its equity interest);
- (c) Hanchuan Jiaxu Gas Co. Ltd. (漢川嘉旭天然氣有限公司), with a registered capital of RMB7,000,000 (Tongbaohua holding 65% of its equity interest; Great Sun Investments Co. Ltd. (嘉旭投資有限公司) holding 25% of its equity interest; Beijing Yu Long Cang Gas Technology Co. Ltd. (北京裕隆倉燃氣技術有限公司) holding 10% of its equity interest);
- Yumeng Jiaxu Gas Co. Ltd. (雲夢嘉旭天然氣有限公司), with a registered capital of RMB6,200,000 (Tongbaohua holding 65% of its equity interest; Great Sun Investments Co. Ltd. (嘉旭投資有限公司) holding 25% of its equity interest; Beijing Yu Long Cang Gas Technology Co. Ltd. (北京裕隆倉燃氣技術有限公司) holding 10% of its equity interest); and
- (e) Yingcheng Jiaxu Gas Co. Ltd. (應城嘉旭天然氣有限公司), with a registered capital of RMB10,000,000 (Tongbaohua holding 65% of its equity interest; Great Sun Investments Co. Ltd. (嘉旭投資有限公司) holding 25% of its equity interest; Beijing Yu Long Cang Gas Technology Co. Ltd. (北京裕隆倉燃氣技術有限公司) holding 10% of its equity interest)).

Great Sun Investments Co. Ltd. (嘉旭投資有限公司) and Beijing Yu Long Cang Gas Technology Co. Ltd. (北京裕隆倉燃氣技術有限公司) and their respective ultimate owners are not connected persons (as defined in the Listing Rules) and are 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 (as defined in the Listing Rules).

#### 5. GAS PROJECT OPERATED BY THE PRC GROUP COMPANIES

Xiaogan Zhenrong Gas Co. Ltd. (孝感振戎天然氣有限公司) is principally engaged in the construction of main trunk gas pipelines in Changfu (常福) station, Wuhan (武漢) of the "Zhong-Wu" (忠-武) line connecting the gas network in Xiaogan City (孝感市), Hanchuan City (漢川市), Yingcheng City (應城市) and Yunmeng City (雲夢市) in the Hubei Province, the PRC, for the eastern transmission of Xichuan gas (川氣) and the distribution and sale of natural gas to Xiaogan Jiaxu Gas Co. Ltd. (孝感嘉旭天然氣有限公司), Hanchuan Jiaxu Gas Co. Ltd. (漢川嘉旭天然氣有限公司), Yumeng Jiaxu Gas Co. Ltd. (雲夢嘉旭天然氣有限公司) and Yingcheng Jiaxu Gas Co. Ltd.(應城嘉旭天然氣有限公司) which are responsible for the construction of the natural gas pipelines network within the respective cities, and the distribution and sale of natural gas to ultimate users therein.

In November 2003, Xiaogan Jiaxu Gas Co. Ltd. (孝感嘉旭天然氣有限公司), Hanchuan Jiaxu Gas Co. Ltd. (漢川嘉旭天然氣有限公司), Yumeng Jiaxu Gas Co. Ltd. (雲夢嘉旭天然氣有限公司) and Yingcheng Jiaxu Gas Co. Ltd. (應城嘉旭天然氣有限公司) (collectively, the "Four Companies") have been granted an exclusive right by the respective local governments to operate the gas project as the sole operator in the construction of gas pipelines and the distribution and supply of natural gas in the respective cities for a period of up to thirty years.

Xiaogan Zhenrong Gas Co. Ltd. (孝感振戎天然氣有限公司) is responsible for the construction of the transmission pipeline of natural gas, the total length of which is 145 kilometres and which passes through Hanjiang (漢江), Han Beihe (漢北河) and Fuhe (府河). The said transmission pipeline is expected to be completed by the end of 2005. The designated gas transmission capacity per year is 336,490,000 cubic metres, its long term gas transmission capacity per year, with pressurized function, will reach seven hundred million cubic metres.

Before the establishment of the Four Companies, Xiaogan City (孝感市), Hanchuan City (漢川市), Yumeng City (雲夢市) and Yingcheng City (應城市) (all located in the Hubei Province, the PRC) did not have installation of any natural gas pipelines. Since the residents in these cities mainly used liquefied petroleum gas and coal as daily fuel, the development of natural gas pipelines will have high market potential. The feasibility study reports prepared in 2002 by Great Sun Investments Co. Ltd. (嘉旭投資有限公司) and Beijing Yu Long Cang Gas Technology Co. Ltd. (北京裕隆倉燃氣技術有限公司) on the potential usage of natural gas in these cities indicate that the natural gas pipelines will connect to a total of 249,000 households in these cities in 2009. Xiaogan City is also the base for chemical salt business in China, with many large-scale chemical salt enterprises set up in the city. These enterprises have a great demand for natural gas. Also, according to the feasibility reports, the long term demand for natural gas by these enterprises will reach seven hundred million cubic metres in 2009. The Four Companies have commenced the construction of the natural gas pipelines and they are currently engaged in the construction of the natural gas pipelines' network and the supply of natural gas to the residents, industrial and commercial enterprises and transportation vehicles in their respective cities.

#### 6. CONTRIBUTION OF REGISTERED CAPITAL IN TONGBAOHUA

The registered capital of Tongbaohua is RMB20,000,000 (equivalent to approximately HK\$18,867,924.53) which has already been paid up. Tongbaohua is principally engaged in the investment and development of natural gas technology, technology transfer, technology training and technology services. At present, Tongbaohua carries on the sale business of natural gas and refined oil in Beijing and the nearby region.

#### 7. CONSIDERATION FOR THE SALE AND PURCHASE OF THE SALE SHARES

The consideration for the Proposed Acquisition shall be RMB106,242,000.00 (approximately HK\$100,228,301.89), of which RMB78,744,000.00 (equivalent to approximately HK\$74,286,792.45) being the consideration for the purchase of the Sale Shares and RMB27,498,000.00 (equivalent to approximately HK\$25,941,509.43) being the consideration for the purchase of the Shareholder's Loan, which was arrived at after arm's length negotiations between the Company and the Vendor, taking into account the business prospects of the PRC Group Companies and with reference to the valuation report dated 31 December 2003 prepared by Grant Sherman Appraisal Limited ("Grant Sherman"), a Hong Kong independent valuer which has previously appraised similar companies in the PRC in the related discipline, on the basis of fair market value by discounted cashflow of the PRC Group Companies, which amount shall be paid by the Company from its internal resources to the Vendor pursuant to the terms of the Agreement. In preparing the valuation report, Grant Sherman carried out investigation into the Group's business, which included discussions with the management of the Company in relation to the history and nature of the Group's business, a study of seven-year financial projections for the joint ventures undertaken by the Group (collectively the "Projections"), a review of the information provided by the management of the Company in connection with the strategy and the business plan of the joint ventures. Grant Sherman had also discussed with the management of the Company the bases and assumptions upon which the Projections had been made. Grant Sherman had conducted their own research covering areas such as demographic statistics in the cities where the joint ventures conducted their business, operation data of similar joint ventures in the PRC, penetration rate of gas distribution in the PRC, research reports of the gas distribution industry in the PRC, articles and other information related to the business of the joint ventures. Grant Sherman also cross-checked these industry data and parameters with the assumptions adopted in the Projections. The Directors consider that the consideration for the Proposed Acquisition is fair and reasonable, which has been determined on normal commercial terms and is in the interests of the Company and the Shareholders as a whole.

Pursuant to the Agreement, the Company will pay the consideration to the Vender by two instalments in the following manner:-

- (1) the first instalment of RMB20,000,000 (equivalent to approximately HK\$18,867,924.53) would be paid by the Company to the Vendor within 2 days after signing of the Agreement; and
- (2) the second instalment of RMB86,242,000.00 (equivalent to approximately HK\$81,360,377.36), being the remaining balance of the consideration, will be paid by the Company to the Vendor within 30 days after the signing of the Agreement.

As at the Latest Practicable Date, the Company has paid the first instalment of RMB20,000,000 (equivalent to approximately HK\$18,867,924.53) to the Vendor pursuant to the terms of the Agreement.

#### 8. COMPLETION

Completion of the Agreement is conditional upon the following conditions being fulfilled:-

- (a) the Proposed Acquisition having complied with the requirements of the Listing Rules; and
- (b) the Purchaser being satisfied with the results of the due diligence exercise to be conducted on the PRC Group Companies (including without limitation the Vendor providing the Purchaser with documents evidencing the shareholding ownership of the PRC Group Companies).

#### 9. REASONS FOR THE PROPOSED ACQUISITION

The Group is principally engaged in the investment in, among others, natural gas/energy and property projects. The Directors consider that the Proposed Acquisition represents a good opportunity for the Company to further invest in the natural gas business in the PRC which is in line with the Company's strategy to participate in the natural gas industries in the PRC. CDEL and Tongbaohua will be treated as the wholly owned subsidiaries of the Company upon completion of the Proposed Acquisition. In addition, the Directors are of the view that the Proposed Acquisition represents a good opportunity to further expand the Group's business and enhance the Group's earning base, taking into account the increase in revenue resulting from future gas consumption in the cities aforementioned, which is expected to commence by the end of 2004 upon distribution and supply of natural gas through partially completed pipelines. The Board considers the terms of the Agreement, which have been concluded after arm's length negotiation between the parties, are fair and reasonable so far as the Company and its Shareholders are concerned.

#### 10. ADDITIONAL INFORMATION

Your attention is drawn to the Appendix to this circular.

By Order of the Board

Liu Ming Hui

Managing Director

#### 1. RESPONSIBILITY STATEMENT

This circular includes particulars given in compliance with the Listing Rules for the purpose of giving information with regard to the Group. The Directors collectively and individually accept full responsibility for the accuracy of the information contained in this circular and confirm, having made all reasonable enquiries, that to the best of their knowledge and belief there are no other facts the omission of which would make any statement herein misleading.

#### 2. DISCLOSURE OF INTERESTS

# (a) Interests or short positions of Directors in the share capital of the Company and its associated corporations

As at the Latest Practicable Date, the interests or short positions of the Directors and chief executive of the Company in the equity or debt securities and underlying Shares of the Company or its associated corporations (within the meaning of Part XV of the SFO) which (a) were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which the Directors were taken or deemed to have under such provisions of the SFO); or (b) were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (c) were required, pursuant to the Model Code for Securities Transactions by Directors of Listed Companies contained in the Listing Rules, to be notified to the Company and the Stock Exchange were as follows:

#### (a) Shares

|          |             |                     | Approximate          |
|----------|-------------|---------------------|----------------------|
|          |             | Number or           | percentage or        |
|          |             | attributable number | attributable         |
| Name of  | Nature      | of Shares held      | percentage of        |
| Director | of interest | or short positions  | shareholdings $(\%)$ |
| Mr. Liu  | Personal    | 380,000,000         | 22.58                |
|          |             | (Note)              |                      |

Note: Pursuant to the subscription agreement dated 16 January 2004 entered into between the Company as issuer and Mr. Liu Ming Hui ("Mr. Liu") as subscriber, Mr. Liu has conditionally agreed to subscribe for 130,000,000 new Shares. Pursuant to the sale and purchase agreement dated 16 January 2004 (the "Sale and Purchase Agreement"), Mr. Liu has agreed to acquire an aggregate of 250,000,000 Shares from Heng Fung Holdings Limited and its wholly owned subsidiaries, namely Sure World Capital Limited, Rosa Sayang Limited and Heng Fung Capital Company Limited (Heng Fung Holdings Limited and its subsidiaries are referred to as "Heng Fung Group").

#### (b) Options

| Name of Director      | Number and description of equity derivatives | Nature of interest | Number of underlying Shares |
|-----------------------|--|--------------------|-----------------------------|
| Mr. Liu               | 5,000,000 Options ( <i>Note</i> )            | Beneficial         | 5,000,000                   |
| Li Xiaoyun            | 5,000,000 Options ( <i>Note</i> )            | Beneficial         | 5,000,000                   |
| Xu Ying               | 5,000,000 Options ( <i>Note</i> )            | Beneficial         | 5,000,000                   |
| Zhu Wei Wei           | 4,000,000 Options ( <i>Note</i> )            | Beneficial         | 4,000,000                   |
| Ma Jin Long           | 9,240,711 Options ( <i>Note</i> )            | Beneficial         | 9,240,711                   |
| Wu Bangjie            | 2,000,000 Options ( <i>Note</i> )            | Beneficial         | 2,000,000                   |
| Zhao Yu Hua           | 1,000,000 Options ( <i>Note</i> )            | Beneficial         | 1,000,000                   |
| Mao Er Wan            | 1,000,000 Options ( <i>Note</i> )            | Beneficial         | 1,000,000                   |
| Wong Sin Yue, Cynthia | 1,000,000 Options ( <i>Note</i> )            | Beneficial         | 1,000,000                   |

Note: The Options were granted under the share option scheme adopted by the Company on 6 February 2003 and the holders thereof are entitled to subscribe for Shares at an exercise price of HK\$0.80 per Share during the period from 1 September 2004 to 8 January 2014.

Save as disclosed above, as at the Latest Practicable Date, none of the Directors nor the chief executive of the Company had or was deemed to have any interests or short positions in the equity or debt securities and underlying Shares of the Company or its associated corporations (within the meaning of Part XV of the SFO) which (a) were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which the Directors were taken or deemed to have under such provisions of the SFO); or (b) were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (c) were required, pursuant to the Model Code for Securities Transactions by Directors of Listed Companies contained in the Listing Rules, to be notified to the Company and the Stock Exchange.

(b) Persons who had an interest or short position which was discloseable under Divisions 2 and 3 of Part XV of the SFO and Substantial Shareholders (as defined under the Listing Rules)

As at the Latest Practicable Date, so far as was known to the Directors and the chief executive of the Company, the following persons, other than a Director or chief executive of the Company, had an interest or short position in the Shares and underlying Shares which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or who were, directly or indirectly, interested in 10% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meetings of the Company or any other member of the Group:

| Name of Shareholder      | Number of attributable<br>number of Shares held<br>or short position | Approximate percentage or attributable percentage of shareholdings (%) |
|--------------------------|--|--|
| Heng Fung Holdings       | 162,496,000 (L)  | 10.81  |
|                          | (Note)   |  |
|                          | 160,000,000 (S)  | 10.65  |
| Hai Xia Finance Holdings | 150,000,003(L)   | 9.98   |
| Limited                  | 150,000,003(S)   | 9.98   |

L: Long Position

S: Short Position

Note:

These Shares are held as to 162,153,000 Shares by Heng Fung Holdings Limited and as to 343,000 Shares by Sure World Capital Limited, a wholly owned subsidiary of Heng Fung Holdings Limited.

Pursuant to the Sale and Purchase Agreement, Heng Fung Group has agreed to sell and Mr. Liu has agreed to acquire an aggregate of 250,000,000 Shares in cash at an aggregate consideration of HK\$180,000,000. As at the Latest Practicable Date, the sale and purchase of 90,000,000 Shares has been completed.

Save as disclosed herein, as at the Latest Practicable Date, the Directors and the chief executive of the Company were not aware of any person who had an interest or short position in the Shares or underlying Shares which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or who were, directly or indirectly, interested in 10% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meetings of the Company or any member of the Group.

#### 3. LITIGATION

As at the Latest Practicable Date, no member of the Group is engaged in any litigation or arbitration of material importance and no litigation, arbitration or claim of material importance is known to the Directors to be pending or threatened against any member of the Group.

#### 4. MISCELLANEOUS

- (a) None of the Directors has any existing or proposed service contract with any member of the Group which does not expire or is not terminable by the Group within one year without payment of compensation (other than statutory compensation).
- (b) The registered office of the Company is situated at Clarendon House, Church Street, Hamilton HM 11, Bermuda.
- (c) The head office and principal place of business of the Company in Hong Kong is situated at Room 1601, 16th Floor, AXA Centre, No. 151 Gloucester Road, Wanchai, Hong Kong.
- (d) The principal share registrar and transfer office of the Company is Butterfield Corporate Services Limited at Rosebank Centre, 14 Bermudiana Road, Pembroke, Bermuda. The Hong Kong branch share registrar and transfer office of the Company is Computershare Hong Kong Investor Services Limited at Rooms 1901-5, 19th Floor, Hopewell Centre, 183 Queen's Road East, Hong Kong.
- (e) The company secretary of the Company is Ms. Yang Yan Tung, Doris, ACIS, ACS.