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## SUBSTANTIAL SHAREHOLDERS

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So far as our Directors are aware, the following persons will, immediately following the completion of the Global Offering and the Capitalization Issue and without taking into account of any Shares which may be allotted and issued pursuant to the exercise of the Over-allotment Option or any options which may be granted under the Share Option Scheme, have interests or short positions in our Shares or underlying Shares which would fall to be disclosed to our Company and the Hong Kong Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or who are, 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 any other member of our Group.

### ***Long positions in the Shares and underlying Shares***

<u>Name of shareholder</u>	<u>Capacity/Nature of interest</u>	<u>Number of shares</u>	<u>Approximate percentage of shareholdings in our Company immediately after the Global Offering and Capitalization Issue<sup>(1)</sup></u>
Mr. Wong <sup>(2)</sup> .....	Interest of Controlled Corporation	1,640,000,000	57.5%
Newup <sup>(2)</sup> .....	Beneficial owner	1,640,000,000	57.5%

### ***Short positions in the Shares and underlying Shares***

Nil

*Notes:*

- (1) The percentage of shareholdings are based on a total of 2,853,200,000 Shares in issue and assumed the Over-allotment Option is not exercised.
- (2) Mr. Wong holds 100% of the entire issued share capital of Newup Holdings Limited and is deemed to be interested in the 1,640,000,000 Shares held by Newup Holdings Limited pursuant to the SFO.

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As of the Latest Practicable Date, so far as is known to our Directors, the following person was 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 any member of our Group:

Name of shareholder	Name of company	Approximate percentage shareholding
Rise Way Resources Limited .....	Pacific Prestige Property Limited	20.0%
Hardwell International Limited .....	Pacific Prestige Property Limited	13.5%
Zhongguan (Quanzhou) Technology Enterprise Development Company Limited .....	SCE Shanxi Yuanhong	20.0%
Zhonghuirong (Fujian) Investment Company Limited .....	SCE Shanxi Yuanhong	20.0%
Nan'an Huaxin Property Company Limited.	SCE Sapphire Uptown	49.0%
Ding Shizhong .....	SCE Fortune Plaza	17.0%
Feili Group (Fujian) Co., Ltd. ....	SCE Fortune Plaza	15.0%
Fujian Haoyiju Investment Development Company Limited .....	SCE Fortune Plaza	10.0%
Mateland Holdings Limited .....	SCE Regent	40.0%

Save as disclosed herein, the Directors are not aware of any person who will, immediately following the completion of the Global Offering and the Capitalization Issue (without taking into account any Shares which may be allotted and issued pursuant to the exercise of the Over-allotment Option or any options which may be granted under the Share Option Scheme), have interests or short positions in our Shares or underlying Shares which would fall to be disclosed to our Company and the Hong Kong Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or, directly or indirectly, be 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 any other member of our Group.