

SUBSTANTIAL SHAREHOLDERS

So far as our Directors are aware, immediately following completion of the Share Offer each of the following persons (not being a Director or chief executive of the Company), will have an interest or a short position in Shares or underlying Shares which would be required to be disclosed to us and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or, will be, 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:

<u>Name of Substantial Shareholder</u>	<u>Nature of interest and capacity</u>	<u>Number of Shares directly or indirectly held immediately following the allotment of the Offer Shares</u>	<u>Percentage of shareholding</u>
Autobest Holdings <i>(Note 2)</i>	Beneficial Owner	495,000,000 (L)	75%
Tian An <i>(Note 2)</i>	Interest in a controlled corporation	495,000,000 (L)	75%
China Elite Holdings Limited <i>(Note 3)</i>	Interest in a controlled corporation	495,000,000 (L)	75%
Fine Class Holdings Limited <i>(Note 3)</i>	Interest in a controlled corporation	495,000,000 (L)	75%
Allied Properties <i>(Note 3)</i>	Interest in a controlled corporation	495,000,000 (L)	75%
Allied Group Limited <i>(Note 4)</i>	Interest in a controlled corporation	495,000,000 (L)	75%
Lee and Lee Trust <i>(Note 5)</i>	Interest in a controlled corporation	495,000,000 (L)	75%

Notes:

1. The letter "L" denotes the entity/person's long position in the Shares.
2. The entire issued share capital of Autobest Holdings is beneficially owned by Tian An which is deemed to be interested in the Shares held by Autobest Holdings pursuant to the SFO.
3. Allied Properties is interested in approximately 46.85% of the entire issued share capital of Tian An through its direct and indirect wholly-owned subsidiaries, namely Fine Class Holdings Limited and China Elite Holdings Limited. Therefore, Allied Properties is deemed to be interested in the Shares which Tian An is interested for the purpose of the SFO.
4. Allied Group Limited is interested in approximately 72.34% of the entire issued share capital of Allied Properties. Therefore, Allied Group Limited is deemed to be interested in the Shares which Allied Properties is interested for the purpose of the SFO.
5. Mr. Lee Seng Hui together with Ms. Lee Su Hwei and Mr. Lee Seng Huang are the trustees of Lee and Lee Trust, being a discretionary trust. They together own approximately 56.75% interest in the issued share capital of Allied Group Limited and were therefore deemed to have an interest in the Shares in which Allied Group Limited was interested for the purpose of the SFO.

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Save as disclosed herein, the Directors are not aware of any person who will, immediately following completion of the Share Offer have an interest or a short position in Shares or underlying Shares which would be required to be disclosed to us and the 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 our Company.