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GREENTOWN CHINA HOLDINGS LIMITED

綠城中國控股有限公司*

(Incorporated in the Cayman Islands with limited liability)
(Stock code: 3900)

SHARE AND CONNECTED TRANSACTIONS

On 16 December 2009, the Company, Richwise, Jamuta and Mr Guo entered into the Agreement, pursuant to which, among other things, Richwise agreed to buy, and Jamuta agreed to sell, the entire issued share capital of Grandlink at the Consideration.

As at the date of this announcement, Mr Guo wholly owns Jamuta, which wholly owns Grandlink, which, in turn, wholly owns Zhoushan Yihua. Further, as at the date of this announcement, Mr Guo wholly owns Zhoushan Xianghe, which owns 13% of the equity interest in Yuhang Greentown (with the remaining 51% and 36% equity interest in Yuhang Greentown being owned by Greentown Real Estate and Other Investors, respectively), which, in turn, wholly owns the Project. Before the completion of the Acquisition, Zhoushan Yihua will acquire the entire equity interest in Zhoushan Xianghe from Mr Guo under the Separate Agreement.

The Project is a residential and ancillary property development project located at 浙江省杭州市余杭區中泰鄉桃源社區原百畝地村(Yuan Bai Mu Di Village, Tao Yuan Community, Zhong Tai Xiang, Yuhang District, Hangzhou City, Zhejiang Province*) with a total site area of approximately 937,118 square metres.

Immediately before the completion of the Acquisition, Grandlink will own indirectly (through Zhoushan Yihua and Zhoushan Xianghe) 13% of the equity interest in Yuhang Greentown.

The Consideration will be satisfied by way of (i) the Loan in the amount of RMB4.0 million (equivalent to HK\$4.6 million) to be procured by Richwise for Zhoushan Yihua for the purpose of financing the consideration under the Separate Agreement, (ii) RMB96.0 million (equivalent to approximately HK\$109.4 million) in cash and (iii) RMB150.0 million (equivalent to HK\$171.0 million) by the allotment and issue of the Consideration Shares to Jamuta (or its nominee(s)) at the Issue Price. The Consideration Shares represent approximately 0.793% of the existing issued share capital of the Company and approximately 0.787% of the issued share capital of the Company as enlarged by the allotment and issue of the Consideration Shares.

Mr Guo is an executive Director and hence a connected person of the Company under the Listing Rules. Jamuta, being wholly-owned by Mr Guo, is regarded as an associate of Mr Guo. The Acquisition, being a transaction between the Company and Jamuta, constitutes a connected transaction of the Company under the Listing Rules. Since the highest of all applicable percentage ratios (other than the profit ratio) of the Acquisition calculated in accordance with Rule 14.07 of the Listing Rules are above 0.1% but below 2.5%, the Acquisition is subject to the reporting and announcement requirements as set out in Rules 14A.45 and 14A.47 of the Listing Rules. However, since the exemption under Rule 14A.32 does not apply to the issue of new securities by a listed issuer to a connected person, the Acquisition is also subject to the independent shareholders' approval requirements under Rule 14A.52. The Acquisition, which involves issuance of new Shares to Jamuta and with all applicable percentage ratios being less than 5%, also constitutes a share transaction of the Company under the Listing Rules.

The Company will seek to obtain a written approval of the Acquisition from a closely allied group of the Shareholders who in aggregate hold approximately 54.6% in nominal value of the Shares giving the right to attend and vote at any general meeting of the Company. The Company will apply to the Stock Exchange for a waiver from the requirement to hold a general meeting of the Shareholders and permission for the shareholders' approval of the Acquisition to be given in writing on the basis that the conditions prescribed by the Listing Rules have been met.

The Independent Board Committee will be established to advise the Shareholders in relation to the Acquisition. An independent financial adviser will be appointed to advise the Independent Board Committee and the Shareholders in relation to the Acquisition.

A circular containing, among other things, (i) particulars of the Acquisition; (ii) the recommendation of the Independent Board Committee to the Shareholders in relation to the Acquisition; and (iii) the letter of advice from an independent financial adviser to the Independent Board Committee and the Shareholders in relation to the Acquisition will be despatched to the Shareholders as soon as practicable.

As the completion of the Acquisition is subject to the fulfillment of a number of conditions precedent, the Acquisition may or may not proceed. Shareholders and potential investors should exercise caution when dealing in the Shares.

THE AGREEMENT

The Board announces that the Company, Richwise, Jamuta and Mr Guo entered into the Agreement on 16 December 2009.

Date

16 December 2009

Parties

- (1) the Company
- (2) Richwise as the buyer

- (3) Jamuta as the seller
- (4) Mr Guo as the seller's guarantor

Assets to be acquired

Pursuant to the Agreement, among other things, Richwise agreed to buy, and Jamuta agreed to sell, the entire issued share capital in Grandlink. Upon the completion of the Acquisition, Richwise will wholly own Grandlink, which, in turn, will own indirectly 13% of the equity interest in Yuhang Greentown, which wholly owns the Project.

Consideration

The Consideration shall be RMB250.0 million (equivalent to HK\$285 million) which is to be satisfied by way of (i) the Loan in the amount of RMB4.0 million (equivalent to HK\$4.6 million) to be procured by Richwise for Zhoushan Yihua for the purpose of financing the consideration under the Separate Agreement, (ii) RMB96.0 million (equivalent to approximately HK\$109.4 million) in cash and (iii) RMB150.0 million (equivalent to HK\$171.0 million) by the allotment and issue of the Consideration Shares to Jamuta (or its nominee(s)) at the Issue Price.

The Consideration was determined after arm's length negotiations between the parties to the Agreement with reference to, among other things, the net asset value of Yuhang Greentown according to its audited financial statements as at 31 October 2009 of approximately RMB603.3 million (equivalent to approximately HK\$687.8 million) after taking into account of the valuation of the Project for approximately RMB2,610.0 million (equivalent to approximately HK\$2,975.4 million) as at 31 October 2009 as appraised by an independent property valuer (which is not connected with any of the Directors, chief executive and substantial Shareholders of the Company and its subsidiaries and associates) on an open market basis.

Loan

Within 10 working days from the date of the Agreement, Richwise shall procure Greentown Real Estate to grant the Loan in the amount of RMB4.0 million (equivalent to approximately HK\$4.6 million) to Zhoushan Yihua for the purpose the acquisition of the entire equity interest in Zhoushan Xianghe from Mr Guo under the Separate Agreement.

Upon the completion of the Acquisition, the Loan shall be repayable on demand and free of interest with effect from the date on which the Loan was drawn down by Zhoushan Yihua. If the Acquisition does not complete on or before the Long Stop Date, Zhoushan Yihua shall, within 10 working days from the Long Stop Date, repay the Loan to Greentown Real Estate with interest calculating at an annual interest rate of 10% from the date of the drawdown.

Consideration Shares

The Issue Price of the Consideration Shares was determined after arm's length negotiations between the parties to the Agreement with reference to the average closing price per Share quoted on the Stock Exchange for the last 20 consecutive trading days up to and including 15 December 2009.

The Consideration Shares represent (i) approximately 0.793% of the existing issued share capital of the Company as at the date of this announcement; and (ii) approximately 0.787% of the issued share capital of the Company as enlarged by the allotment and issue of the Consideration Shares on the Completion Date (assuming that there is no change in its issued share capital from the date of this announcement to the Completion Date save for the allotment and issue of the Consideration Shares).

The Consideration Shares shall be allotted and issued as fully paid and shall rank pari passu in all respects with the Shares then in issue. An application will be made by the Company to the Stock Exchange for the listing of, and permission to deal in, the Consideration Shares.

The Issue Price represents:

- (i) a premium of approximately 1.79% over the closing price of HK\$12.86 per Share as quoted on the Stock Exchange on the date of this announcement;
- (ii) a discount of approximately 6.97% to the average closing price per Share of approximately HK\$14.07 as quoted on the Stock Exchange for the last five consecutive trading days up to and including the date of this announcement;
- (iii) a discount of approximately 7.16% to the average closing price per Share of approximately HK\$14.10 as quoted on the Stock Exchange for the last 10 consecutive trading days up to and including the date of this announcement; and
- (iv) a premium of approximately 109.1% over the unaudited consolidated net asset value of the Company per Share of approximately HK\$6.26 as at 30 June 2009.

Upon completion of the Acquisition, the Consideration Shares will be allotted and issued to Jamuta (or its nominee(s)) pursuant to the General Mandate.

The Consideration Shares are not subject to any lock-up arrangement under the Agreement.

Further liabilities

After the completion of the Acquisition, Grandlink shall be responsible for the payment of the unpaid registered capital in Zhoushan Yihua in the amount of RMB4.2 million (equivalent to approximately HK\$4.8 million) as at the date of this announcement and is due to be paid not later than 17 February 2010.

Guarantee

Mr Guo has unconditionally and irrevocably agreed to guarantee the due performance of Jamuta's obligations under the Agreement.

Conditions Precedent

The completion of the Acquisition is conditional upon the fulfillment of the following conditions:

- (a) Jamuta has complete title to the entire issued share capital in Grandlink free from any Encumbrances;
- (b) Grandlink has complete title to the entire equity interest in Zhoushan Yihua free from any Encumbrances;
- (c) Zhoushan Yihua has effected the acquisition of, and has complete title to, the entire equity interest in Zhoushan Xianghe free from any Encumbrances;

- (d) Zhoushan Xianghe has complete title to 13% of the equity interest in Yuhang Greentown free from any Encumbrances;
- (e) Yuhang Greentown has complete title in the Project free from any Encumbrances;
- (f) there is no order or judgment of any governmental or regulatory authority, court, judicial department or organisation of similar nature, which would cause the Agreement and the Acquisition invalid, unenforceable, illegal or prohibited or would result in the parties to the Agreement being imposed or bearing additional conditions or obligations;
- (g) the transfer of the Sale Share under the Agreement, and the respective changes in shareholders, directors and legal representatives of the members of the Target Group, having been approved and consented by the relevant government or regulatory bodies and third parties;
- (h) the Company has notified the Stock Exchange in respect of the Acquisition in accordance with the Listing Rules and has published announcement(s) and circular(s) (if applicable) upon obtaining approval from the Stock Exchange;
- (i) the Company has obtained approvals from the independent Directors and independent Shareholders (if applicable) in respect of the Acquisition;
- (j) each of Grandlink, Zhoushan Yihua and Zhoushan Xianghe is legally and validly established and existed, and does not have any liabilities as at the date of the Agreement;
- (k) the Company has obtained the relevant approval and mandate, in accordance with the Listing Rules and the articles of association of the Company, to allot and issue the Consideration Shares; and
- (l) the Listing Committee of the Stock Exchange has approved the listing of, and permission to deal in, the Consideration Shares (and such approval is not revoked following the date of the Agreement).

The Agreement shall terminate automatically if any one of the conditions precedent is not satisfied before the Long Stop Date.

Completion

The completion of the Acquisition is expected to take place on the Completion Date.

INFORMATION ABOUT THE GROUP AND JAMUTA

The Group is one of the leading residential property developers in the PRC and is principally engaged in developing quality residential properties targeting at middle to higher income residents in the PRC. Jamuta is an investment holding company and has no material assets or liabilities other than the proposed holding of 13% of the equity interest in Yuhang Greentown (through Grandlink, Zhoushan Yihua and Zhoushan Xianghe before the completion of the Acquisition).

INFORMATION ON THE TARGET GROUP

Grandlink is a company incorporated in Hong Kong on 16 September 2009. As at the date of this announcement, Mr Guo wholly owns Jamuta, which wholly owns Grandlink, which, in turn, wholly owns Zhoushan Yihua. On 16 November 2009, Mr Guo, through Zhoushan Xianghe, acquired 13% of the equity interest in Yuhang Greentown at a consideration of RMB3.9 million (equivalent to approximately HK\$4.4 million). As at the date of this announcement, Mr Guo wholly owns Zhoushan Xianghe, which owns 13% of the equity interest in Yuhang Greentown (with the remaining 51% and 36% equity interest in Yuhang Greentown being owned by Greentown Real Estate and Other Investors, respectively). Before the completion of the Acquisition, Zhoushan Yihua will acquire the entire equity interest in Zhoushan Xianghe from Mr Guo under the Separate Agreement.

Each of Zhoushan Yihua and Zhoushan Xianghe is principally engaged in investment holding and has no material assets or liabilities other than its proposed and existing holding of 13% of the equity interest in Yuhang Greentown, respectively.

Yuhang Greentown is principally engaged in the business of real estate investment and development, and sale of commodity properties. Yuhang Greentown, which wholly owns the Project but not any other material assets, is currently a subsidiary of the Company and will remain as a subsidiary of the Company after the completion of the Acquisition.

The Project is a residential and ancillary property development project located at 浙江省杭州市 余杭區中泰鄉桃源社區原百畝地村(Yuan Bai Mu Di Village, Tao Yuan Community, Zhong Tai Xiang, Yuhang District, Hangzhou City, Zhejiang Province*) with a total site area of approximately 937,118 square metres.

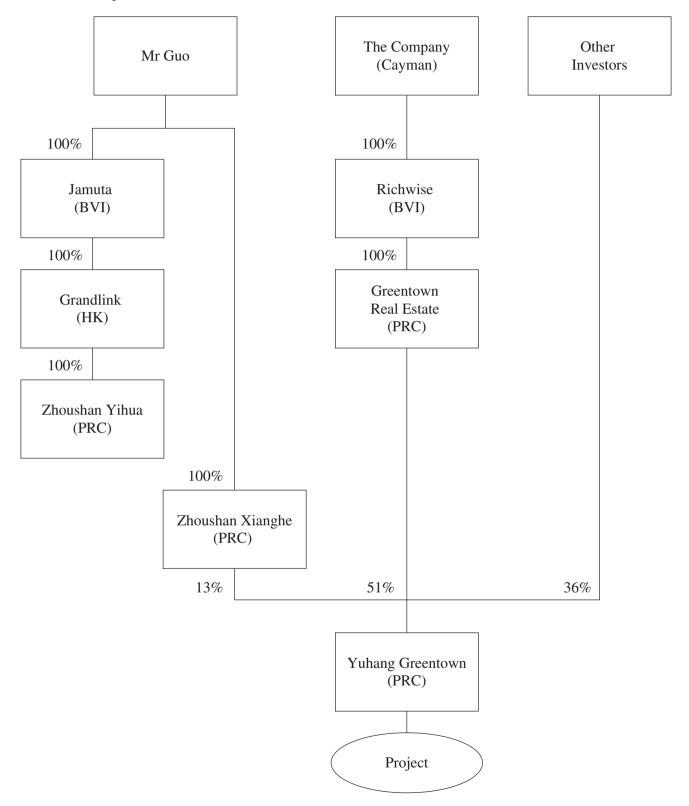
Immediately before the completion of the Acquisition, Grandlink will own indirectly (through Zhoushan Yihua and Zhoushan Xianghe) 13% of the equity interest in Yuhang Greentown.

The following table sets out certain audited financial information of Yuhang Greentown prepared in accordance with the PRC generally accepted accounting policies applicable to companies established in the PRC:

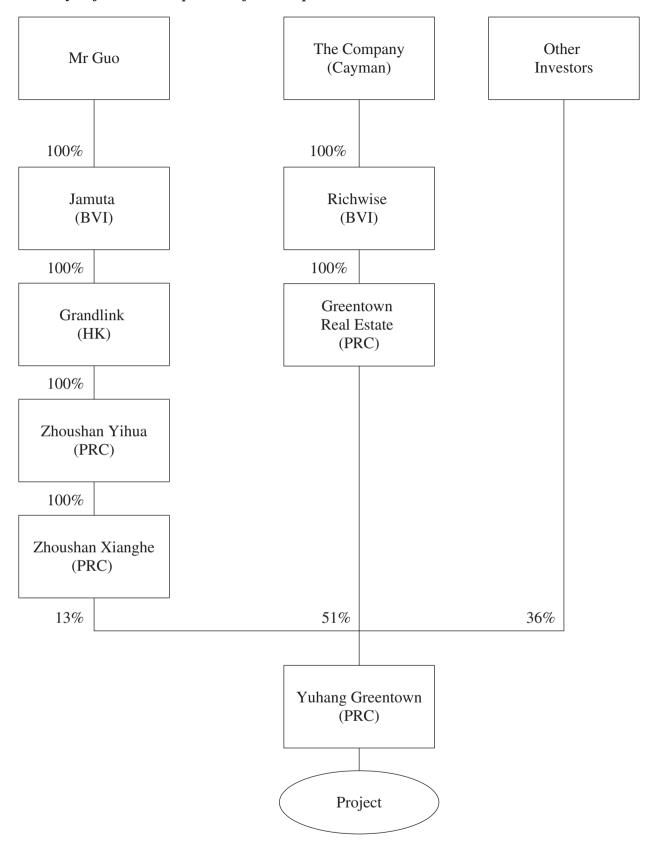
	As at 31 December 2007 (audited)		As at 31 December 2008 (audited)		As at 31 October 2009 (audited)		
	RMB	HK\$	RMB	HK\$	RMB	HK\$	
	million	million	million	million	million	million	
Total assets	1,323.9	1,509.3	1,790.6	2,041.3	1,978.9	2,256.0	
Total liabilities	1,173.5	1,337.8	1,656.6	1,888.5	1,375.6	1,568.2	
Net assets	150.4	171.5	134.0	152.8	603.3	687.8	
	For the finance	For the financial year		For the financial year		For the 10-month period	
	ended 31 December 2007		ended 31 December 2008		ended 31 October 2009		
	(audited)		(audited)		(audited)		
	RMB	HK\$	RMB	HK\$	RMB	HK\$	
	million	million	million	million	million	million	
Revenue Net profit/(loss)	668.5	762.1	48.5	55.3	1,376.8	1,569.6	
before tax Net profit/(loss)	218.5	249.1	(14.5)	(16.5)	621.8	708.9	
after tax	147.8	168.5	(16.4)	(18.7)	469.3	535.0	

The following diagrams illustrate the shareholding structures of the Target Group (i) as at the date of this announcement, (ii) immediately before the completion of the Acquisition and (iii) immediately after the completion of the Acquisition.

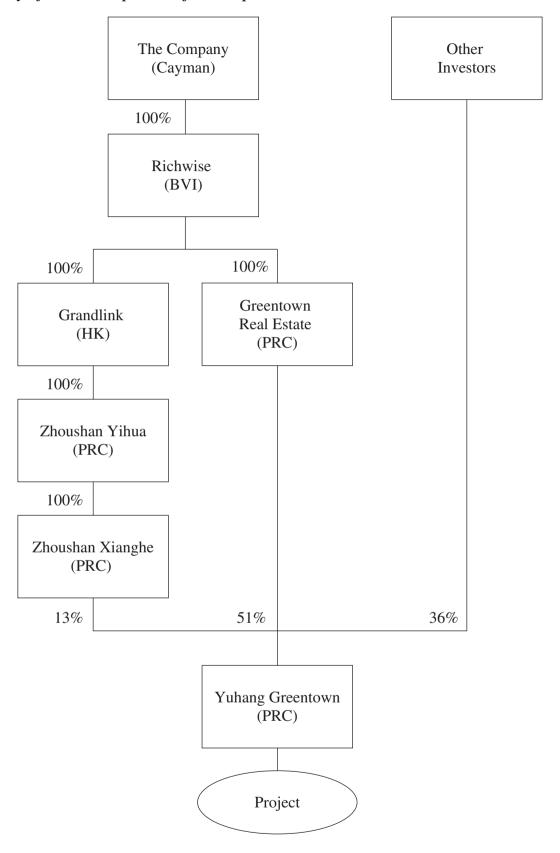
As at the date of this announcement



Immediately before the completion of the Acquisition



Immediately after the completion of the Acquisition



SHAREHOLDING STRUCTURE OF THE COMPANY

The table below summarises the shareholding structure of the Company (based on the best knowledge of the Directors) as at the date of this announcement and immediately after the completion of the Acquisition (assuming there is no change in the issued share capital of the Company from the date of this announcement to the Completion Date save for the allotment and issue of the Consideration Shares).

	As at the date of this announcement			Immediately after the completion of the Acquisition		
	Number of	Approximate	Number of	Approximate		
Shareholder	Shares	%	Shares	%		
Mr Song Weiping and						
his associates	560,983,000	34.2%	560,983,000	33.9%		
Mr Shou Bainian and						
his associates	384,490,500	23.4%	384,490,500	23.3%		
Jamuta	_	_	13,010,000	0.8%		
Public Shareholders	694,669,607	42.4%	694,669,607	42.0%		
Total	1,640,143,107	100.0%	1,653,153,107	100.0%		

REASONS FOR THE ACQUISITION

The Company has already held indirectly 51% of the equity interest in Yuhang Greentown as at the date of this Agreement. After the Acquisition, the Company shall increase its equity interest in Yuhang Greentown from 51% to 64%. This allows the Company to further participate in villa project development in Hangzhou, the PRC, which the Directors consider to be of continued growth potential in the future in light of the limited supply of land, and strong demand, for villa project development. The Directors are optimistic about the prospect of the property market in Hangzhou, the PRC.

The Directors (excluding the independent non-executive Directors who will express their view after receiving advice from an independent financial adviser) are of the opinion that the Consideration is arrived at, and the terms of the Agreement are, on normal commercial terms and after arm's length negotiations between the parties, and they are fair and reasonable and in the interests of the Company and its Shareholders as a whole.

The completion of the Acquisition will not have any material changes to the assets and liabilities of the Group.

IMPLICATIONS UNDER THE LISTING RULES

Mr Guo is an executive Director and hence a connected person of the Company under the Listing Rules. Jamuta, being wholly-owned by Mr Guo, is regarded as an associate of Mr Guo. The Acquisition, being a transaction between the Company and Jamuta, constitutes a connected transaction of the Company under the Listing Rules. Since the highest of all applicable percentage ratios (other than the profit ratio) of the Acquisition calculated in accordance with Rule 14.07 of the Listing Rules are above 0.1% but below 2.5%, the Acquisition is subject to the reporting and announcement requirements as set out in Rules 14A.45 and 14A.47 of the Listing Rules. However, since the exemption under Rule 14A.32 does not apply to the issue of new securities by a listed

issuer to a connected person, the Acquisition is also subject to the independent shareholders' approval requirements under Rule 14A.52. The Acquisition, which involves issuance of new Shares to Jamuta and with all applicable percentage ratios being less than 5%, also constitutes a share transaction of the Company under the Listing Rules.

The Company will seek to obtain a written approval of the Acquisition from a closely allied group of the Shareholders who in aggregate hold approximately 54.6% in nominal value of the Shares giving the right to attend and vote at any general meeting of the Company. The Company will apply to the Stock Exchange for a waiver from the requirement to hold a general meeting of the Shareholders and permission for the shareholders' approval of the Acquisition to be given in writing on the basis that the conditions prescribed by the Listing Rules have been met.

The Independent Board Committee will be established to advise the Shareholders in relation to the Acquisition. An independent financial adviser will be appointed to advise the Independent Board Committee and the Shareholders in relation to the Acquisition.

A circular containing, among other things, (i) particulars of the Acquisition; (ii) the recommendation of the Independent Board Committee to the Shareholders in relation to the Acquisition; and (iii) the letter of advice from an independent financial adviser to the Independent Board Committee and the Shareholders in relation to the Acquisition will be despatched to the Shareholders as soon as practicable.

As the completion of the Acquisition is subject to the fulfillment of a number of conditions precedent, the Acquisition may or may not proceed. Shareholders and potential investors should exercise caution when dealing in the Shares.

DEFINITIONS

In this announcement, the following expressions have the meanings set opposite them below:

"Acquisition"	the acquisition	of the entire issued	share capital in	Grandlink from
1	1111			

Jamuta by Richwise under the Agreement (including the allotment

and issue of the Consideration Shares)

"Agreement" the agreement dated 16 December 2009 entered into between

Richwise, Jamuta, the Company and Mr Guo in respect of the

Acquisition

"Board" the board of Directors

"China" or "PRC" the People's Republic of China, for the purpose of this

announcement, excluding Hong Kong, Macau Special Administrative

Region and Taiwan

"Company" Greentown China Holdings Limited (綠城中國控股有限公司*), a

company incorporated in the Cayman Islands on 31 August 2005 with limited liability, the Shares of which are listed on the Stock

Exchange

"Completion Date" the first working day after the date on which all the conditions

precedent of the Agreement are fulfilled

"connected person" has the meaning ascribed to it under the Listing Rules "Consideration" RMB250.0 million (equivalent to HK\$285.0 million) "Consideration Shares" 13,010,000 new Shares to be allotted and issued by the Company to satisfy a portion of the Consideration under the Agreement "Directors" the directors of the Company, the names of whom are set out at the end of this announcement "Encumbrances" encumbrances, including but not limited to mortgage, pledge or other form of security, dispute, forfeiture, seizure or any other third party rights "General Mandate" a general mandate granted to the Directors at an annual general meeting of the Company dated 17 June 2009 to allot and issue up to 307,472,321 Shares Grandlink Development Limited創興發展有限公司, a limited "Grandlink" liability company which was incorporated in Hong Kong on 16 September 2009 and is a direct wholly-owned subsidiary of Jamuta as at the date of this announcement. "Greentown Real Estate" 綠城房地產集團有限公司(Greentown Real Estate Group Co., Ltd.*), a wholly foreign-owned enterprise which was incorporated in the PRC on 6 January 1995 and is an indirect wholly-owned subsidiary the Company "Group" the Company and its subsidiaries "HK\$" Hong Kong dollars, the lawful currency of Hong Kong "Hong Kong" the Hong Kong Special Administrative Region of the PRC "Independent Board an independent committee of the Board comprising the independent Committee" non-executive Directors to advise the Shareholders in respect of the Acquisition "Issue Price" the issue price of HK\$13.09 per Share "Jamuta" Jamuta Investments Limited, a limited liability company which was incorporated in the British Virgin Islands on 26 April 2007 and is wholly-owned by Mr Guo "Listing Rules" the Rules Governing the Listing of Securities on the Stock Exchange "Loan" a loan in the amount of RMB4.0 million (equivalent to approximately HK\$4.6 million) to satisfy a portion of the Consideration under the Agreement

"Long Stop Date"

31 January 2010 or such other date as the parties to the Agreement

may agree

"Mr Guo"

Mr Guo Jiafeng, an executive Director

"Other Investors"

杭州美好房地產開發有限公司 (Hangzhou Mei Hao Real Estate Development Co., Ltd.*) and 杭州昊天投資管理有限公司 (Hangzhou Hao Tian Investment Management Co., Ltd.*), each holding 18% of the equity interest in Yuhang Greentown, and an independent third party to the Company under the Listing Rules

"Project"

杭州桃花園生態居住區南區項目(Hangzhou Taohuayuan South*), a residential and ancillary property development project located at 浙江省杭州市余杭區中泰鄉桃源社區原百畝地村(Yuan Bai Mu Di Village, Tao Yuan Community, Zhong Tai Xiang, Yuhang District, Hangzhou City, Zhejiang Province*) with a total site area approximately 937,118 square metres, wholly-owned by Yuhang Greentown

"Richwise"

Richwise Holdings Limited, a limited liability company which was incorporated in the British Virgin Islands on 16 November 2004 and is a direct wholly-owned subsidiary of the Company

"RMB"

Renminbi, the lawful currency of the PRC

"Sale Share"

one share of HK\$1.00 in the issued share capital of Grandlink, representing the entire issued share capital of Grandlink

"Separate Agreement"

an agreement to be entered between Mr Guo and Zhoushan Yihua, whereby Zhoushan Yihua would agree to buy, and Mr Guo would agree to sell, the entire equity interest in Zhoushan Xianghe at a consideration of RMB4.0 million (equivalent to approximately HK\$4.6 million)

"Shareholders"

holders of the Shares

"Share(s)"

the ordinary share(s) of HK\$0.1 each of the Company

"Stock Exchange"

The Stock Exchange of Hong Kong Limited

"Target Group"

Grandlink, Zhoushan Yihua, Zhoushan Xianghe and Yuhang Greentown

"Yuhang Greentown"

杭州余杭綠城房地產開發有限公司(Hangzhou Yuhang Greentown Real Estate Development Co., Ltd.*), a limited liability company which was incorporated in the PRC on 12 November 1999, and as at the date of this announcement 13% owned by Zhoushan Xianghe, 51% by Greentown Real Estate and 36% by Other Investors

"Zhoushan Xianghe" 舟山祥和設計諮詢有限公司(Zhoushan Xianghe Design Consultancy

Co., Ltd.*), a limited liability company which was incorporated in

the PRC on 6 November 2009

"Zhoushan Yihua" 舟山易華設計諮詢有限公司(Zhoushan Yihua Design Consultancy

Co., Ltd.*), a wholly foreign-owned enterprise which was

incorporated in the PRC on 18 November 2009

For the purpose of this announcement, the exchange rate of RMB1.00 = HK\$1.14 has been used for currency translation, where applicable. Such exchange rates are for illustration purposes and do not constitute representations that any amount in RMB or HK\$ have been, could have been or may be converted at such rates.

By Order of the Board

Greentown China Holdings Limited

Song Weiping

Chairman

Hangzhou, the PRC, 16 December 2009

As at the date of this announcement, Mr Song Weiping, Mr Shou Bainian, Mr Luo Zhaoming, Mr Chen Shunhua and Mr Guo Jiafeng are the executive Directors; Mr Jia Shenghua, Mr Jiang Wei, Mr Sze Tsai Ping, Michael, Mr Tsui Yiu Wa, Alec, Mr Tang Shiding and Mr Ke Huanzhang are the independent non-executive Directors.

* For identification purposes only