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king fook holdings limited 景福集團有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 280)

Continuing connected transactions relating to tenancies and licence

On 20th July, 2009, the Group and the Landlord (a wholly owned subsidiary of YCS, a substantial shareholder of the Company) entered into (i) 6 tenancy agreements in respect of premises in King Fook Building, Hong Kong; and (ii) a licence agreement relating to the use of the furniture and fixture at 3rd Floor of King Fook Building. The Agreements constitute continuing connected transactions of the Company under the Listing Rules, which are exempt from Shareholders' approval requirement under Rule 14A.34 of the Listing Rules.

SIX TENANCY AGREEMENTS ALL DATED 20TH JULY, 2009

Parties

Landlord : Stanwick Properties Limited

Tenants : the Company and KF Jewellery (a wholly owned subsidiary of the Company)

The transaction

The parties entered into the Tenancy Agreements relating to the Basement, Ground Floor, Mezzanine Floor, and 3rd, 5th, 8th, 9th and 10th Floors of King Fook Building, 30-32 Des Voeux Road Central, Hong Kong. Each of the Tenancy Agreements is for a term of 2 years from 16th August, 2009 to 15th August, 2011 at the total monthly rent of \$585,385, exclusive of management fees and air-conditioning charges totalling \$49,140 per month, and rates.

The Properties have a total lettable floor area of about 10,920 square feet. A breakdown of the rent, lettable area and management fees and air-conditioning charges under the Tenancy Agreements is as follows:

Premises	Lettable area (sq.ft)	Rent per month (\$)	Management fees and air-conditioning charges per month (\$)
Basement	970	20,370	4,365.00
Ground Floor	1,835	403,700	8,257.50
Mezzanine Floor	1,255	26,355	5,647.50
3rd Floor (including a flat roof)	1,820	29,120	8,190.00
5th Floor	1,260	26,460	5,670.00
8th Floor	1,260	26,460	5,670.00
9th Floor	1,260	26,460	5,670.00
10th Floor	1,260	26,460	5,670.00
	<u>10,920</u>	<u>585,385</u>	<u>49,140.00</u>

The management fees and air-conditioning charges are payable to the Landlord and may be revised by the Landlord from time to time. The Company has been informed by the Landlord that (i) the same rates of management fees and air-conditioning charges are payable by all other tenants of King Fook Building; and (ii) the rates of the management fees and air-conditioning charges are determined with reference to the prevailing market rates of comparable buildings from time to time.

The terms of the Tenancy Agreements were arrived at after arm's length negotiations between the Tenants and the Landlord and are substantially the same as those of the Existing Tenancy Agreements, including the total amount of monthly rents.

The market rent of the Properties was valued at \$647,500 per month as at 22nd June, 2009 by the Valuer, a professional property valuer. The Valuer and its ultimate beneficial owner are independent of and not connected with (i) the directors, chief executive or substantial Shareholders of the Company or any of its subsidiaries or any of their respective associates; or (ii) the Landlord or its associates.

LICENCE AGREEMENT DATED 20TH JULY, 2009

Parties

Licensor : Stanwick Properties Limited

Licensee : the Company

The transaction

The parties entered into the Licence Agreement relating to the use of the furniture and fixture at 3rd Floor of King Fook Building (which is used by the Group as conference rooms) at the monthly fee of \$25,480 for a term of 2 years from 16th August, 2009 to 15th August, 2011.

The terms of the Licence Agreement were arrived at after arm's length negotiations between the Company and the Landlord and are substantially the same as those of the Existing Licence Agreement, including the amount of monthly fee.

Reasons for the Agreements

The Properties are used as the key retail outlet and the headquarters of the Group under the Existing Agreements, all of which will expire on 15th August, 2009. The Group entered into the Agreements in order to continue the use of the Properties for its operations.

The Directors (including the independent non-executive Directors) consider that the terms of the Agreements are fair and reasonable and in the interests of the Shareholders as a whole.

Connection between the parties

The Landlord is a wholly owned subsidiary of YCS, a substantial shareholder of the Company holding about 44.39% of the issued share capital of the Company. Mr. Yeung Ping Leung, Howard and Mr. Yeung Bing Kwong, Kenneth (both executive Directors), together with other members of their family, control the management of YCS. None of the Directors holds any controlling beneficial interest in the share capital of YCS.

In addition to the Existing Agreements and the Agreements, there is a tenancy agreement dated 26th March, 2009 whereby Fabrico (Mfg) Limited, a wholly owned subsidiary of YCS, lets Apartment F, 3rd Floor, Comfort Building, 88 Nathan Road, Kowloon to KF Jewellery for a term of 2 years from 1st April, 2009 to 31st March, 2011 at the monthly rent of \$15,000 exclusive of rates, for use as warehouse, which constitutes a continuing connected transaction (the "Other Transaction"). The independent non-executive Directors consider the terms of the Other Transaction are fair and reasonable and in the interests of the Shareholders as a whole.

Listing Rules requirements

The Agreements constitute continuing connected transactions of the Company under the Listing Rules, which are exempt from Shareholders' approval requirement under Rule 14A.34 of the Listing Rules as each of the percentage ratios (other than the profit ratio) (such ratios as defined in Rule 14.07 of the Listing Rules) based on the total annual consideration of \$7,920,060 payable under the Agreements to the Landlord and its associates is less than 2.5%.

INFORMATION FOR SHAREHOLDERS

The Group is principally engaged in retailing of gold ornaments, jewellery, watches and gifts, trading of bullion, wholesaling of diamond and securities broking.

The Landlord is principally engaged in property investment.

Terms used in this announcement

"Agreements"	the Tenancy Agreements and the Licence Agreement
"Company"	King Fook Holdings Limited, a company incorporated in Hong Kong with limited liability and the shares of which are listed on the Main Board of the Stock Exchange

“Directors”	directors of the Company
“Existing Agreements”	the Existing Licence Agreement and the Existing Tenancy Agreements
“Existing Licence Agreement”	a licence agreement dated 5th May, 2007 between the Company and the Landlord in respect of the use of furniture and fixture at 3rd floor of King Fook Building
“Existing Tenancy Agreements”	6 tenancy agreements all dated 4th May, 2007 between the Tenants and the Landlord respectively in respect of the Properties
“Group”	the Company and its subsidiaries
“KF Jewellery”	King Fook Jewellery Group Limited, a company incorporated in Hong Kong with limited liability and a wholly owned subsidiary of the Company
“Landlord”	Stanwick Properties Limited, a wholly owned subsidiary of YCS
“Licence Agreement”	a licence agreement dated 20th July, 2009 between the Company and the Landlord in respect of the use of furniture and fixture at 3rd floor of King Fook Building
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“Properties”	Basement, Ground Floor, Mezzanine Floor, and 3rd, 5th, 8th, 9th and 10th Floors of King Fook Building, 30-32 Des Voeux Road Central, Hong Kong
“Shareholders”	shareholders of the Company
“Tenancy Agreements”	6 tenancy agreements all dated 20th July, 2009 between the Tenants and the Landlord respectively in respect of the Properties
“Tenants”	the Company and KF Jewellery
“Valuer”	BMI Appraisals Limited
“YCS”	Yeung Chi Shing Estates Limited
“\$”	Hong Kong dollar(s)

By Order of the Board
Yeung Ping Leung, Howard
Chairman

Hong Kong, 20th July, 2009

As at the date of this announcement, the executive Directors are Mr. Yeung Ping Leung, Howard, Mr. Tang Yat Sun, Richard, Mr. Cheng Ka On, Dominic, Mr. Yeung Bing Kwong, Kenneth and Ms. Fung Chung Yee, Caroline, the non-executive Directors are Mr. Wong Wei Ping, Martin, Mr. Ho Hau Hay, Hamilton, Mr. Sin Nga Yan, Benedict and Mr. Yeung Ka Shing and the independent non-executive Directors are Mr. Lau To Yee, Mr. Cheng Kar Shing, Peter and Mr. Chan Chak Cheung, William.