



MASCOTTE HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 136)

ANNOUNCEMENT PURSUANT TO RULE 13.09(1) OF THE LISTING RULES

This announcement is made by the Company pursuant to Rule 13.09(1) of the Listing Rules.

On 26 June 2008, the Borrower repaid a total amount of HK\$1,600,000 to the Company being the interest accrued on the Remaining First Repayment Loan from 11 June 2008 to 26 June 2008 (both days inclusive).

A total amount of HK\$60,000,000 representing the Remaining First Repayment Loan remains outstanding as at the date of this announcement. The Company and Mr. Zeng Jian have agreed to further extend the repayment date of the Remaining First Repayment Loan from 26 June 2008 to 1 August 2008, subject to early repayment.

As referred to in the Announcement, while the Borrower agreed to pay to the Company the interest of approximately HK\$5,000,000 accrued on the Second Repayment Loan on 10 July 2008, the Company and Mr. Zeng Jian have agreed to further extend the repayment date of the Second Repayment Loan of HK\$100,000,000 from 10 July 2008 to 1 August 2008, subject to early repayment.

Accordingly, the Borrower shall pay to the Company a total amount of approximately HK\$167,266,666.67 on or before 1 August 2008 comprising (i) \$60,000,000, being the Remaining First Repayment Loan; (ii) HK\$3,600,000, being the interest accrued on the Remaining First Repayment Loan for the period from 27 June 2008 to 1 August 2008 (both days inclusive); (iii) HK\$100,000,000, being the Second Repayment Loan; and (iv) HK\$3,666,666.67, being the interest accrued on the Second Repayment Loan for the period from 11 July 2008 to 1 August 2008 (both days inclusive).

This announcement is made by the Company pursuant to Rule 13.09(1) of the Listing Rules. Reference is made to the announcement of the Company dated 10 June 2008 (the "Announcement") in relation to the repayment schedule of the Loan. Unless otherwise defined, capitalised terms herein shall have the same meanings as defined in the Announcement.

Pursuant to the Announcement, the Borrower shall pay to the Company a total amount of HK\$61,600,000 on or before 26 June 2008 comprising (i) HK\$60,000,000, being the Remaining First Repayment Loan; and (ii) HK\$1,600,000, being the interest accrued on the Remaining First Repayment Loan for the period from 11 June 2008 to 26 June 2008 (both days inclusive).

On 26 June 2008, the Borrower repaid a total amount of HK\$1,600,000 to the Company being the interest accrued on the Remaining First Repayment Loan from 11 June 2008 to 26 June 2008 (both days inclusive). A total amount of HK\$60,000,000 representing the Remaining First Repayment Loan remains outstanding as at the date of this announcement. The Company and Mr. Zeng Jian, who is the guarantor of the Loan, have agreed to further extend the repayment date of the Remaining First Repayment Loan from 26 June 2008 to 1 August 2008, subject to early repayment.

As referred to in the Announcement, the Borrower remains obliged to pay a total amount of approximately HK\$105,000,000 to the Company on or before 10 July 2008 comprising (i) HK\$100,000,000, being the Second Repayment Loan; and (ii) approximate amount of HK\$5,000,000, being the interest accrued on the Second Repayment Loan for the period from 11 June 2008 to 10 July 2008 (both days inclusive) for which the Second Repayment Loan is subject to early repayment. While the Borrower agreed to pay the said interest of approximately HK\$5,000,000 accrued on the Second Repayment Loan on 10 July 2008, the Company and Mr. Zeng Jian have agreed to further extend the repayment date of the Second Repayment Loan of HK\$100,000,000 from 10 July 2008 to 1 August 2008, subject to early repayment.

Accordingly, the Borrower shall pay to the Company a total amount of approximately HK\$167,266,666.67 on or before 1 August 2008 comprising (i) \$60,000,000, being the Remaining First Repayment Loan; (ii) approximate amount of HK\$3,600,000, being the interest accrued on the Remaining First Repayment Loan for the period from 27 June 2008 to 1 August 2008 (both days inclusive); (iii) HK\$100,000,000, being the Second Repayment Loan; and (iv) approximate amount of HK\$3,666,666.67, being the interest accrued on the Second Repayment Loan for the period from 11 July 2008 to 1 August 2008 (both days inclusive).

By order of the Board of
Mascotte Holdings Limited
Chung, Wilson
Deputy Chairman and Managing Director

Hong Kong, 26 June 2008

As at the date of this announcement, the Board comprises Mr. Peter Temple Whitelam (Chairman), Mr. Chung, Wilson (Deputy Chairman and Managing Director), Mr. Au Yeung Kai Chor and Mr. Lam Suk Ping as executive Directors, Mr. Chan Sze Hung, Ms. Kristi L Swartz and Ms. Hui Wai Man, Shirley as independent non-executive Directors.