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STELUX Holdings International Limited

寶光實業(國際)有限公司*

website: <http://www.irasia.com/listco/hk/stelux>

(Incorporated in Bermuda with limited liability)

(Stock Code: 84)

RENEWAL OF CONTINUING CONNECTED TRANSACTIONS

Leasing and licensing of premises from connected person

and

Provision of management and property agency liaison services to connected person

1. Continuing connected transactions relating to the renewal of the subsisting leasing and licensing of premises from connected person

The Company announced that on 16 December 2009 certain of its wholly-owned subsidiaries, each individually as tenant, entered into the Stelux House Tenancy Agreements 2010, the Thongsia Building Tenancy Agreement 2010 and the Warehouse Leasing and License Agreements 2010 with Mengiwa Property Investment, Mengiwa SIN, Thong Sia Co and Active Lights, each individually as landlord/licensor, to renew the term of the leases/license of the subject office premises (including car parking spaces) and warehouse spaces up to and including 31 March 2013.

The Estate holds a controlling interest in Mengiwa SIN and the Estate is deemed to be interested in a controlling interest in the Company through the Estate's indirect controlling interest in Yee Hing. Furthermore, each of Mengiwa Property Investment, Thong Sia Co and Active Lights is a subsidiary of Yee Hing. In this connection, each landlord/licensor in the agreements mentioned above is an associate of the Estate and thus is a connected person of the Company. The entering into of the said agreements and the transactions contemplated thereunder therefore constitute continuing connected transactions (the "**Continuing Connected Transactions A**") for the Company under the Listing Rules.

Each of the applicable percentage ratios as defined in Rule 14A.10 of the Listing Rules, calculated with reference to the aggregate Annual Cap Amounts in respect of the Continuing Connected Transactions A for the three financial years ending 31 March 2013, exceeds 0.1% but is less than 2.5%. As such, the Continuing Connected Transactions A are classified as continuing connected transactions for the Company exempt from the independent shareholders' approval requirements under Rule 14A.34 of the Listing Rules but will be subject to the annual review, reporting and announcement requirements thereunder.

2. Continuing connected transactions relating to the renewal of the subsisting service agreement in respect of the provision of management and property agency services by the Group to connected person

The Company announced that on 16 December 2009 the Service Agreement 2010 was entered into between a wholly-owned subsidiary of the Company, as agent, and Mengiwa Property Investment, as principal, to renew the term of the subsisting service agreement with respect to the provision of the Services (as defined in the text further below) by the Group.

Since Mengiwa Property Investment is a connected person of the Company, the entering into of the Service Agreement 2010 and the transactions contemplated thereunder constitute continuing connected transactions (the “**Continuing Connected Transactions B**”) for the Company under the Listing Rules. Each of the applicable percentage ratios as defined in Rule 14A.10 of the Listing Rules, calculated with reference to the Annual Cap Amounts in respect of the Continuing Connected Transactions B for the three financial years ending 31 March 2013, exceeds 0.1% but is less than 2.5%. As such, the Continuing Connected Transactions B are classified as continuing connected transactions for the Company exempt from the independent shareholders’ approval requirements under Rule 14A.34 of the Listing Rules but will be subject to the annual review, reporting and announcement requirements thereunder.

1. CONTINUING CONNECTED TRANSACTIONS RELATING TO THE SUBSISTING LEASES AND LICENSE FOR OFFICE PREMISES, CAR PARKING SPACES AND WAREHOUSE SPACES

Reference is made to the announcements of the Company dated 25 February 2009, 22 July 2008 and 19 December 2007 in relation to the continuing connected transactions for the Company pursuant to the Stelux House Leases, the Thongsia Building Lease and the Warehouse Leases and License. The Stelux House Leases and the Warehouse Leases and License will expire on 31 March 2010, while the Thongsia Building Lease will expire on 30 June 2010.

The Company announces that on 16 December 2009, certain wholly-owned subsidiaries of the Group, each individually as tenant, entered into the Stelux House Tenancy Agreements 2010, the Thongsia Building Tenancy Agreement 2010 and the Warehouse Leasing and License Agreements 2010 with Mengiwa Property Investment, Mengiwa SIN, Active Lights and Thong Sia Co, each individually as landlord, to renew the Stelux House Leases, the Thongsia Building Lease and the Warehouse Leases and License. The entering into of the said agreements and the transactions contemplated thereunder are referred to as the “**Continuing Connected Transactions A**” herein. Pursuant to the Stelux House Tenancy Agreements 2010 and the Warehouse Leasing and License Agreements 2010, each of the term of the Stelux House Leases and the Warehouse Leases and License will be renewed for a period of three years commencing from 1 April 2010 and expiring on 31 March 2013. Pursuant to the Thongsia Building Tenancy Agreement 2010, the term of the Thongsia Building Lease will be renewed for another 33 months commencing from 1 July 2010 and expiring on 31 March 2013.

Stelux House Tenancy Agreements 2010

Date:	16 December 2009
Parties:	Mengiwa Property Investment, as landlord, which is engaged in investment holding, and Stelux Holdings Limited, and Thong Sia Watch, each individually as tenant
Premises:	Whole of 27th floor and portion of 28th floor (including 12 car parking spaces), and office units numbers 502, 503, 505 and 506 on the 5th floor at Stelux House; and Whole of 21st floor (including 3 car parking spaces) at Stelux House
Term and rental period:	A term of three years from 1 April 2010 up to and including 31 March 2013
Rent-free period:	N.A.
Monthly rental:	Total HK\$470,880 per calendar month comprising HK\$424,180 per calendar month for the office premises (exclusive of rates, government rent and management charges) and HK\$46,700 for the 15 car parking spaces per calendar month (inclusive of rates, government rent and management charges), both payable monthly in advance in cash by the tenant on the first day of each and every calendar month.
Other terms:	Stelux Holdings Limited, as tenant, is granted the naming right of Stelux House and each of Stelux Holdings Limited and Thong Sia Watch is granted an option, but not an obligation, to renew the relevant tenancy agreement with the landlord every three years for three more years for a maximum of 18 years commencing from 1 April 2013 at the then prevailing open market rent. The Company will comply with all applicable requirements under the Listing Rules in the event of renewal of the subject tenancy agreements.

Note:-

Pursuant to the Stelux House Tenancy Agreements 2010, the monthly rental will be revised downward from HK\$542,437.82 to HK\$470,880. Based on the monthly rental mentioned above, the total annual rental will be HK\$5,650,560 for each of the three financial years ending 31 March 2013.

The monthly rental was determined on an arm's length basis having taking into account the valuations on the office premises conducted by an independent property valuer dated 16 November 2009, which indicate that the renewal rental rates under the Stelux House Tenancy Agreements 2010 are favourable to the Group as compared with the prevailing market rental values of the subject premises, while the rental rates for car parking spaces were determined with reference to the prevailing market rental rates. Accordingly, the Directors consider the Stelux House Tenancy Agreements 2010 to be on normal commercial terms and to be fair and reasonable and in the interests of the Company and the Shareholders as a whole.

Thongsia Building Tenancy Agreement 2010

Date:	16 December 2009
Parties:	Mengiwa SIN, as landlord, which is engaged in investment holding; and Thong Sia Singapore, as tenant
Premises:	Units #B2-00, #01-01 and #04-00 of Thongsia Building
Term and rental period:	A term of 33 months from 1 July 2010 up to and including 31 March 2013
Rent-free period:	There will be rent-free periods of 3 months in total commencing respectively from 1 March 2011 and up to and including 31 March 2011, from 1 March 2012 and up to and including 31 March 2012, and from 1 March 2013 and up to and including 31 March 2013
Monthly rental:	Total S\$50,404.22 (equivalent to approximately HK\$282,264) per calendar month (exclusive of management fees and air-conditioning charges), payable monthly in advance in cash by the tenant on the first day of each and every calendar month.

Note:-

Pursuant to the Thongsia Building Tenancy Agreement 2010, the monthly rental will be revised downward from S\$82,650 (equivalent to approximately HK\$462,840) to S\$50,404.22 (equivalent to approximately HK\$282,264).

The monthly rental was determined on an arm's length basis having taking into account the valuation conducted by an independent property valuer dated 23 November 2009, which indicates that the renewal rental rate under the Thongsia Building Tenancy Agreement 2010 is favourable to the Group as compared with the prevailing market rental values of the subject premises. Accordingly, the Directors consider the Thongsia Building Tenancy Agreement 2010 to be on normal commercial terms and to be fair and reasonable and in the interests of the Company and the Shareholders as a whole.

Based on the monthly rental rate mentioned above, the annual rental will be S\$568,533.76 (equivalent to approximately HK\$3,183,789) after taking into account the two months rent-free period for the financial year ending 31 March 2011, and S\$554,446.42 (equivalent to approximately HK\$3,104,900) after taking into account the one month rent-free period for each of the two financial years ending 31 March 2013 respectively.

Warehouse Leasing and License Agreements 2010

Date:	16 December 2009
Parties:	Thong Sia Co, and Active Lights, as landlord/licensor, each of which is engaged in investment holding; and certain wholly-owned subsidiaries of the Company, each individually as tenant

Premises:	Warehouse space A at an industrial building (“ Yau Tong Building ”) in Yau Tong, Kowloon, Hong Kong; Warehouse space B at Yau Tong Building; Warehouse space C at Yau Tong Building; Warehouse space D at an industrial building (“ Kowloon Bay Building ”) in Kowloon Bay, Kowloon, Hong Kong; and Warehouse space E at Kowloon Bay Building
Term and rental period:	A term of three years from 1 April 2010 up to and including 31 March 2013
Rent-free period:	N.A.
Monthly rental/license fee:	HK\$14,440 per calendar month (exclusive of rates, government rent and management charges) for Warehouse Space A; HK\$10,400 per calendar month (exclusive of rates, government rent and management charges) for Warehouse Space B; HK\$12,000 per calendar month (inclusive of rates, government rent and management charges) for Warehouse Space C; HK\$34,600 per calendar month (exclusive of rates, government rent and management charges) for Warehouse Space D; and HK\$6,500 per calendar month (inclusive of rates, government rent and management charges) for Warehouse Space E, payable monthly in advance in cash by the tenant/licensee on the first day of each and every calendar month.

Note:-

All monthly rental/license fee under the Warehouse Leasing and License Agreements 2010 will remain unchanged and are the same as the monthly rental/license fee under the current Warehouse Leases and License. The monthly rental/license fee were determined on an arm’s length basis after having taking into account the prevailing market rates for properties in the vicinity of the different relevant locations of the warehouse spaces and taking into account any relocation costs which may otherwise be incurred by the Group. Accordingly, the Directors consider the Warehouse Leasing and License Agreements 2010 to be on normal commercial terms and to be fair and reasonable and in the interests of the Company and the Shareholders as a whole.

Based on the monthly rental/license fee mentioned above, the total annual rental/license fee will be HK\$935,280 for each of three financial years ending 31 March 2013 respectively.

Reasons for and benefits of the Continuing Connected Transactions A

The Group is principally engaged in the businesses of retailing and wholesaling of watches and optical products. The Group has been using the subject premises (including the car parking spaces) primarily for office, administrative and storage purposes over a long period of time. In order to avoid possible disruption to its business due to relocation, the Group intends to continue to lease/license the subject premises (including the car parking spaces) following the expiration of the relevant leases/license. The Directors consider it to be in the interests of the Company and the Shareholders as a whole for the Group to continue to use the subject premises as long as the relevant rental/license fee and other terms are in line with the market rates so as to avoid relocation and refurbishment costs which otherwise the Group will have to incur.

Aggregation in relation to the Continuing Connected Transactions A

The Estate holds a controlling interest in Mengiwa SIN and the Estate is deemed to be interested in a controlling interest of 31.5% in the Company through the Estate's indirect controlling interest in Yee Hing which is a controlling shareholder of the Company. Furthermore, each of Mengiwa Property Investment, Thong Sia Co and Active Lights is a subsidiary of Yee Hing. In this connection, each landlord/licensor in the agreements mentioned above is an associate of the Estate and thus is a connected person of the Company.

Since the Group has entered into property lease arrangements under the Stelux House Tenancy Agreements 2010, the Thongsia Building Tenancy Agreement 2010, the Warehouse Leasing and License Agreements 2010 with landlords/licensor (namely: Mengiwa Property Investment, Mengiwa SIN, Thong Sia Co, and Active Lights), each of which is an associate of the Estate which is deemed to be interested in a controlling interest in the Company, the Continuing Connected Transactions A shall be considered on an aggregate basis for the purpose of classification in accordance with Rule 14A.25 of the Listing Rules. Save for the Continuing Connected Transactions A, there is no other property lease arrangement between the Company and the Estate and parties connected or otherwise associated with it for the purpose of classification in accordance with Rule 14A.25 of the Listing Rules.

Aggregate Annual Cap Amounts for the Continuing Connected Transactions A

The Company proposes to set the aggregate Annual Cap Amounts for the rental/license fee under the Stelux House Tenancy Agreements 2010, the Thongsia Building Tenancy Agreement 2010 and the Warehouse Leasing and License Agreements 2010 for each of the three financial years ending 31 March 2013 as follows:

	For the year ending 31 March		
	2011 HK\$	2012 HK\$	2013 HK\$
Stelux House Tenancy Agreements 2010	5,650,560	5,650,560	5,650,560
Thongsia Building Tenancy Agreement 2010	S\$568,533.76 (equivalent to HK\$3,183,789)	S\$554,446.42 (equivalent to HK\$3,104,900)	S\$554,446.42 (equivalent to HK\$3,104,900)
Warehouse Leasing and License Agreements 2010	935,280	935,280	935,280
Aggregate Annual Cap Amounts	9,769,629	9,690,740	9,690,740

Listing Rules implications

Each of the applicable percentage ratios as defined in Rule 14A.10 of the Listing Rules, calculated with reference to the Annual Cap Amounts in respect of the Continuing Connected Transactions A for the three financial years ending 31 March 2013, exceeds 0.1% but is less than 2.5%. As such, the Continuing Connected Transactions A and the transactions contemplated under the Stelux House Tenancy Agreements 2010, Thongsia Building Tenancy Agreement 2010 and the Warehouse Leasing and License Agreements 2010 are classified, on an aggregate basis, as continuing connected transactions for the Company exempt from the independent shareholders' approval requirements under Rule 14A.34 of the Listing Rules but will be subject to the annual review, reporting and announcement requirements thereunder.

2. CONTINUING CONNECTED TRANSACTIONS RELATING TO THE PROVISION OF MANAGEMENT AND PROPERTY AGENCY SERVICES BY GROUP TO MENGIWA PROPERTY INVESTMENT

Reference is made to the announcement of the Company dated 19 December 2007 in relation to the on-going continuing connected transaction of the Company for the provision of overall administration and management services comprising contract administration, property agency liaison and tenancy management, financial management and other administrative services (the "Services") with respect to Stelux House by the Group. The relevant services agreement (the "Service Agreement") that was entered into between the Company (through its wholly-owned subsidiary) and a wholly-owned subsidiary of Yee Hing constitutes an on-going continuing connected transaction for the Company and will expire on 31 March 2010.

The Company has been providing the Services with respect to Stelux House since 1998 and has accumulated relevant knowledge and experience. During the term of the Service Agreement, the Company has been receiving a monthly remuneration of HK\$178,500. Mengiwa Property Investment is satisfied so far with the services provided by the Group under the Service Agreement, whilst the remuneration received by the Group under the Service Agreement is more than enough to cover the relevant costs incurred by the Group in providing the Services. As such, the Company intends to continue to provide the Services with respect to Stelux House following the expiration of the Service Agreement on 31 March 2010. On 16 December 2009, a wholly-owned subsidiary of the Company entered into a service agreement (the “**Service Agreement 2010**”) to record the terms and conditions to extend the Service Agreement for a period of three years (the “**Continuing Connected Transactions B**”).

Service Agreement 2010

Date: 16 December 2009

Parties: Mengiwa Property Investment, as principal; and
Stelux Properties Agency, a wholly-owned subsidiary of the Company, as agent

Term and commencement date: A term of three years commencing from 1 April 2010 up to and including 31 March 2013

Monthly remuneration: HK\$178,500 per calendar month (in the first year ending 31 March 2011) payable in advance in cash on the first day of each and every calendar month. Parties to the Service Agreement 2010 shall negotiate and agree in good faith to increase the remuneration on an annual basis for the second year and the third year by not more than 10% over that in the preceding year with reference to the actual increase in costs (including but not limited to the related staff salaries) incurred by the Group with respect to the provision of the Services. In the event that no agreement is reached between the parties in negotiating the remuneration for the next year, the remuneration shall remain unchanged.

Basis for determining the remuneration and Annual Cap Amounts

The monthly remuneration to be received by the Group for the year ending 31 March 2011 is the same as that under the Service Agreement for the three years ending 31 March 2010. The remuneration was arrived at after arm’s length negotiations between the parties and with reference to the estimate of the costs to be incurred by the Company with respect to the provision of the Services in the financial year ending 31 March 2011.

Accordingly, the Directors consider the Continuing Connected Transactions B and the terms of the Service Agreement 2010 to be on normal commercial terms and fair and reasonable and in the interests of the Company and the Shareholders as a whole.

With reference to the monthly remuneration to be received by the Company under the Service Agreement 2010 during its tenure, the Company proposes to set Annual Cap Amounts for the Continuing Connected Transactions B at HK\$2,142,000, HK\$2,356,200 and HK\$2,591,820 for each of the three financial year ending 31 March 2013 respectively.

Listing Rules implications

As disclosed in this announcement, Mengiwa Property Investment is a connected person of the Company and each of the applicable percentage ratios as defined in Rule 14A.10 of the Listing Rules, calculated with reference to the above mentioned Annual Cap Amounts for the three financial years ending 31 March 2013, exceeds 0.1% but is less than 2.5%. As such, the Continuing Connected Transactions B and the transactions contemplated under the Service Agreement 2010 are classified as a continuing connected transaction for the Company exempt from the independent shareholders' approval requirements under Rule 14A.34 of the Listing Rules but will be subject to the annual review, reporting and announcement requirements under Chapter 14A of the Listing Rules.

DEFINITIONS

“Active Lights”	Active Lights Company Limited, a company incorporated in Hong Kong, and controlled by Yee Hing
“associate”	has the same meaning as ascribed to it under the Listing Rules
“Annual Cap Amount(s)”	the maximum annual rental/license fee to be paid by the Group to connected person in relation to the Continuing Connected Transactions A, or the maximum annual fee to be received by the Group from connected person in relation to Continuing Connected Transactions B
“Board”	the board of Directors
“Company”	STELUX Holdings International Limited, a company incorporated in Bermuda with limited liability, the shares of which are listed on the main board of the Stock Exchange
“connected person(s)”	has the same meaning as ascribed to it under the Listing Rules
“controlling shareholder”	has the same meaning as ascribed to it under the Listing Rules
“Directors”	directors (including the independent non-executive directors) of the Company
“Estate”	The Estate of Mr Wong Chue Meng
“Group”	the Company and its subsidiaries
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange

“Mengiwa Property Investment”	Mengiwa Property Investment Limited, a company incorporated in Hong Kong and a wholly-owned indirect subsidiary of Yee Hing
“Mengiwa SIN”	Mengiwa Private Ltd., a company incorporated in Singapore, and in which the Estate has a controlling interest
“Premises A”	whole of 27th floor and portion of 28th floor (including 12 car parking spaces) at Stelux House
“Premises B”	whole of 21st floor (including 3 car parking spaces) at Stelux House
“Premises C”	Units #B2-00, #01-01 and #04-00 of Thongsia Building
“Premises D”	three warehouse spaces located at an industrial building in Yau Tong, Kowloon, Hong Kong, and two warehouse spaces located at an industrial building in Kowloon Bay, Kowloon, Hong Kong
“Premises E”	office units numbers 502, 503, 505 and 506 on the 5th floor at Stelux House
“Service Agreement 2010”	the service agreement entered into on 16 December 2009 between Mengiwa Property Investment as principal and Stelux Property Agency as agent in relation to the provision of the Services (as defined in the text further above) by the Group
“Shareholders”	holders of the shares in the issued share capital of the Company
“Stelux Holdings Limited”	Stelux Holdings Limited, a company incorporated in Hong Kong and a wholly-owned subsidiary of the Company
“Stelux House”	the building known as “Stelux House” situated at 698 Prince Edward Road East, San Po Kong, Kowloon, Hong Kong, erected on New Kowloon Inland Lot No. 4790
“Stelux House Leases”	the tenancy agreement between Mengiwa Property Investment as landlord and Thong Sia Watch as tenant for the lease of Premises B as announced by the Company on 25 February 2009, and the tenancy agreement between Mengiwa Property Investment as landlord and a wholly-owned subsidiary of the Company as tenant for the lease of Premises A and Premises E as announced by the Company on 19 December 2007
“Stelux House Tenancy Agreements 2010”	the tenancy agreements entered into on 16 December 2009 between Mengiwa Property Investment as landlord and Stelux Holdings Limited and Thong Sia Watch, respectively, as tenant for the lease of Premises A, Premises B and Premises E
“Stelux Properties Agency”	Stelux Properties Agency Limited, a company incorporated in Hong Kong and a wholly-owned subsidiary of the Company

“The Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Thongsia Building”	the building known as “Thongsia Building” situated at No. 30 Bideford Road, Singapore
“Thongsia Building Lease”	the tenancy agreement between Mengiwa SIN as landlord and Thong Sia Singapore as tenant for the lease of Premises C as announced by the Company on 22 July 2008
“Thongsia Building Tenancy Agreement 2010”	the tenancy agreement entered into on 16 December 2009 between Mengiwa SIN as landlord and Thong Sia Singapore as tenant for the lease of Premises C
“Thong Sia Co”	Thong Sia Company Limited, a company incorporated in Hong Kong and a subsidiary of Yee Hing
“Thong Sia Singapore”	Thong Sia Company (Singapore) Pte Limited, a company incorporated in Singapore and a wholly-owned subsidiary of the Company
“Thong Sia Watch”	Thong Sia Watch Company Limited, a company incorporated in Hong Kong and a wholly-owned subsidiary of the Company
“Warehouse Leases and License”	the warehouse rental agreements between Active Lights and Thong Sia Co, each individually as landlord, and certain wholly-owned subsidiaries of the Company, each individually as tenant, for the lease of Warehouse Space A, Warehouse Space B, Warehouse Space C and Warehouse Space D, and the warehouse license agreement with respect to Warehouse Space E licensed from Active Lights for the use of a wholly-owned subsidiary of the Company, as detailed in the announcement of the Company dated 22 July 2008
“Warehouse Leasing and License Agreements 2010”	the warehouse rental agreements and the warehouse license agreement entered into on 16 December 2009 between Active Lights and Thong Sia Co, each individually as landlord/licensor and certain wholly-owned subsidiaries of the Company, each individually as tenant/licensee, respectively, in relation to the lease of Warehouse Space A, Warehouse Space B, Warehouse Space C and Warehouse Space D and the license to use Warehouse Space E
“Warehouse Space A”	Warehouse space A at an industrial building (“ Yau Tong Building ”) in Yau Tong, Kowloon, Hong Kong
“Warehouse Space B”	Warehouse space B at Yau Tong Building
“Warehouse Space C”	Warehouse space C at Yau Tong Building
“Warehouse Space D”	Warehouse space D at an industrial building (“ Kowloon Bay Building ”) in Kowloon Bay, Kowloon, Hong Kong

“Warehouse Space E”	Warehouse space E at Kowloon Bay Building
“Yee Hing”	Yee Hing Company Limited, a company incorporated in Hong Kong and a controlling shareholder of the Company
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“S\$”	Singapore dollars, the lawful currency of Singapore
“%”	Percentage

The conversion of S\$ into HK\$ is based on the exchange rate of S\$1.00 = HK\$5.6. Such conversion should not be construed as a representation that the amount in question has been, could have been or could be converted at any particular rate or all.

By order of the Board
Caroline Chong
Company Secretary

Hong Kong, 16 December 2009

As at the date of this announcement, the Directors are:

Executive Directors:

Wong Chong Po (*Chairman*), Chumphol Kanjanapas (alias Joseph C.C. Wong) (*Vice Chairman and Chief Executive Officer*), Anthony Chu Kai Wah and Vincent Lau Tak Bui

Non-executive Directors:

Sakorn Kanjanapas, Wu Chun Sang (*independent*), Lawrence Wu Chi Man (*independent*) and Agnes Kwong Yi Hang (*independent*)

* *For identification purpose only*