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SUNeVision Holdings Ltd.
新意網集團有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 8008)

CONTINUING CONNECTED TRANSACTION
TENANCY AGREEMENT

SUMMARY

On 5 February 2009, Super e-Tech, a wholly-owned subsidiary of the Company, entered into the Tenancy Agreement as tenant with SHKREA as agent for the landlord, namely Tonthai, in respect of the Premises for a term of three years commencing on 9 March 2009.

As at the date of this announcement, SHKP is a substantial Shareholder indirectly holding approximately 84.35% of the entire issued share capital of the Company. Since both SHKREA and Tonthai are wholly-owned subsidiaries of SHKP, both of them are Connected Persons of the Company and the Lease Arrangement constitutes continuing connected transaction of the Company under the GEM Listing Rules.

Since one or more of the applicable percentage ratios calculated under rule 19.07 of the GEM Listing Rules in respect of the annual consideration (including rental, air-conditioning and management charges and other related charges but excluding rates and government taxes (other than property tax)) to be paid by the Group under the Tenancy Agreement exceed(s) 0.1% but all of them are less than 2.5%, the Lease Arrangement will be subject to the reporting and announcement requirements under Chapter 20 of the GEM Listing Rules but will be exempt from independent Shareholders' approval.

THE TENANCY AGREEMENT

Date:	5 February 2009
Parties:	1. Super e-Tech, as tenant 2. SHKREA, as agent for the landlord, namely Tonthai
Term of lease:	3 years commencing on 9 March 2009 and expiring on 8 March 2012 (both days inclusive)
Premises:	Unit Nos. 4601 and 4620-4625 on Level 46 of Tower I of Metroplaza erected on Kwai Chung Town Lot No. 395

Gross floor area of the Premises: 4,478 square feet

Monthly rental: HK\$107,472 (exclusive of air-conditioning and management charges and rates, which are payable by the tenant)

Monthly air-conditioning and management charges: HK\$15,673, subject to revision during the term of the Tenancy Agreement

Payment arrangement: Monthly rental, air-conditioning and management charges and other outgoings to be paid in advance on the first day of each calendar month (or if it is a public holiday, the preceding business day)

Rates to be paid quarterly in advance within the months of January, April, July and October to Tonthai who shall settle the same with the Hong Kong Government

The Tenancy Agreement was entered into in the ordinary and usual course of business of Super e-Tech and the terms of which were negotiated on an arm's length basis and were on normal commercial terms. The amounts of rental, air-conditioning and management charges payable by Super e-Tech under the Tenancy Agreement were determined by reference to rental and the relevant charges chargeable by Tonthai for leases of similar units in the Premises for similar period and were at market rates.

The rental and other charges payable pursuant to the Tenancy Agreement will be financed by internal resources of Super e-Tech. The aggregate annual rental, air-conditioning and management charges payable by Super e-Tech to Tonthai pursuant to the Tenancy Agreement for the period from 9 March 2009 to 30 June 2009, each of the financial years ending 30 June 2010 and 30 June 2011 and the period from 1 July 2011 to 8 March 2012 will be subject to the cap amounts of HK\$500,000, HK\$1,500,000, HK\$1,550,000 and HK\$1,200,000 respectively. These cap amounts are determined in accordance with the amounts of rental, air-conditioning and management charges provided under the Tenancy Agreement as well as, in respect of the air-conditioning and management charges, the projected adjustment which may be made to such fee, during the term of the Tenancy Agreement.

REASON FOR ENTERING INTO THE TENANCY AGREEMENT

Super e-Tech entered into the Tenancy Agreement to continue to lease the Premises for the use as its office premises.

The Directors (including the independent non-executive Directors) consider that the terms of the Tenancy Agreement, including the rental and other related charges, are fair and reasonable and in the interests of the Shareholders as a whole.

REQUIREMENTS UNDER THE GEM LISTING RULES

As at the date of this announcement, SHKP is a substantial Shareholder indirectly holding approximately 84.35% of the entire issued share capital of the Company. Since both

SHKREA and Tonthai are wholly-owned subsidiaries of SHKP, both of them are Connected Persons of the Company and the Lease Arrangement constitutes continuing connected transaction of the Company under the GEM Listing Rules.

Since one or more of the applicable percentage ratios calculated under rule 19.07 of the GEM Listing Rules in respect of the annual consideration (including rental, air-conditioning and management charges and other related charges but excluding rates and government taxes (other than property tax)) to be paid by the Group under the Tenancy Agreement exceed(s) 0.1% but all of them are less than 2.5%, the Lease Arrangement will be subject to the reporting and announcement requirements under Chapter 20 of the GEM Listing Rules but will be exempt from independent Shareholders' approval.

GENERAL

The principal activity of the Company is investment holding. The Group's principal business activities include IT infrastructure, Internet services and IT investments.

The principal activities of SHKREA are property agency services and investment holding.

The principal activity of Tonthai is property investment.

TERMS USED IN THIS ANNOUNCEMENT

In this announcement, unless otherwise indicated or the context otherwise requires, the following expressions have the meaning set out below:

“Board”	the board of Directors
“Company”	SUNeVision Holdings Ltd., a company incorporated in the Cayman Islands with limited liability whose shares are listed on GEM
“Connected Person(s)”	has the meaning ascribed under the GEM Listing Rules
“Directors”	the directors of the Company
“GEM”	the Growth Enterprise Market of the Stock Exchange
“GEM Listing Rules”	the Rules Governing the Listing of Securities on the GEM
“Group”	the Company and its subsidiaries from time to time
“HK\$”	Hong Kong dollars
“Hong Kong”	the Hong Kong Special Administrative Region of the People's Republic of China
“Lease Arrangement”	the lease arrangement pursuant to the Tenancy Agreement
“percentage ratios”	the percentage ratios determined in accordance with Chapter 19 of the GEM Listing Rules

“Premises”	Unit Nos. 4601 and 4620-4625 on Level 46 of Tower I of Metroplaza erected on Kwai Chung Town Lot No. 395
“Shareholder(s)”	holder(s) of shares of HK\$0.10 each in the capital of the Company
“SHKP”	Sun Hung Kai Properties Limited, a company incorporated in Hong Kong with limited liability whose shares are listed on the main board of the Stock Exchange
“SHKREA”	Sun Hung Kai Real Estate Agency Limited, a wholly-owned subsidiary of SHKP
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Super e-Tech”	Sunevision Super e-Technology Services Limited, a wholly-owned subsidiary of the Company
Tenancy Agreement	the tenancy agreement dated 5 February 2009 made between Super e-Tech, as tenant, and SHKREA, as agent of the landlord, namely Tonthai
Tonthai	Tonthai Investment Enterprises Limited, a wholly-owned subsidiary of SHKP
“%”	per cent.

By Order of the Board
SUNEVISION HOLDINGS LTD.
CHAN Kin-chu Harry
Company Secretary

Hong Kong, 5 February 2009

As at the date of this announcement, the Board comprises nine Executive Directors, being KWOK Ping-luen, Raymond, KWOK Ping-sheung, Walter, KWOK Ping-kwong, Thomas, TSIM Wing-kit, Alfred, CHAN Kui-yuen, Thomas, WONG Yick-kam, Michael, SO Chung-keung, Alfred, TUNG Chi-ho, Eric and WONG Chin-wah; one Non-executive Director, being CHEUNG Wing-yui; and three Independent Non-executive Directors, being LI On-kwok, Victor, KING Yeo-chi, Ambrose and WONG Kai-man.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that, to the best of their knowledge and belief (i) the information contained in this announcement is accurate and complete in all material respects and not misleading; (ii) there are no other matters the omission of which would make any statement in this announcement misleading; and (iii) all opinions expressed in this announcement have been arrived at after due and careful consideration and are founded on bases and assumptions that are fair and reasonable.

This announcement will remain on the “Latest Company Announcements” page of the GEM website at <http://www.hkgem.com> for a minimum period of 7 days from the date of publication and on the website of the Company at www.sunevision.com.