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GOLDBOND GROUP HOLDINGS LIMITED

金榜集團控股有限公司

(Incorporated in Hong Kong with limited liability)

(Stock code: 172)

CONTINUING CONNECTED TRANSACTIONS

On 28 April 2008, the Company and Rongzhong, both as tenants, respectively entered into the Goldbond Lease and the Rongzhong Lease with Wah Link, as landlord, in respect of the tenancy of premises of portion of certain units in Lippo Centre as offices.

Since the Landlord is owned as to 51% by a family member of Mr. Wong and as to 49% by the spouse of Mr. Wong, the entering into the Goldbond Lease and the Rongzhong Lease constituted continuing connected transactions of the Company under the Listing Rules for Wah Link being a connected person of the Group.

Given the annual rental payable by the Group to the Landlord under the Goldbond Lease and Rongzhong Lease represents more than 2.5% but less than 25% of the applicable percentage ratios of the Company, as defined in the Listing Rules, and is more than HK\$1,000,000 but less than HK\$10,000,000, the entering into the Goldbond Lease and the Rongzhong Lease will be subject to reporting and annual review requirements under the Listing Rules and do not require independent shareholders approval.

Goldbond Lease

Parties:	Wah Link as the landlord and the Company as the tenant
Premises:	approximately 4,732 square feet located at 1901 Premises
Term:	1 May 2008 to 30 April 2010 (both dates inclusive)
Rental:	HK\$184,548 a month, exclusive of management fees, rates, government rent and operating expenses (such as electricity expenses), payable in advance, which is determined with reference to the current market rent of the Premises as assessed by an independent qualified property valuer

Rongzhong Lease

Parties:	Wah Link as the landlord and Rongzhong as the tenant
Premises:	approximately 806 square feet located at 1905 Premises
Term:	1 May 2008 to 30 April 2010 (both dates inclusive)
Rental:	HK\$31,434 a month, exclusive of management fees, rates, government rent and operating expenses (such as electricity expenses), payable in advance, which is determined with reference to the current market rent of the Premises as assessed by an independent qualified property valuer

As announced on 25 April 2007 and 28 April 2006, the Group has leased from Wah Link the 1901 Premises (from 24 April 2007 to 30 April 2008 (both dates inclusive)) and the 1905 Premises (from 1 May 2006 to 30 April 2008 (both dates inclusive)) as its offices at a monthly rental of HK\$143,000 and HK\$22,000 (exclusive of management fees, rates, government rent and operating expenses e.g. electricity expenses) respectively. As both leases will be expired and to save up relocation costs for the Group, the Company and Rongzhong respectively entered into the Goldbond Lease and the Rongzhong Lease to extend the tenancy for a further term of 2 years. Since the market rent of the 1901 Premises and the 1905 Premises have been increased, the related monthly rental payment have been increased too. The Landlord is owned as to 51% by a family member of Mr. Wong and as to 49% by the spouse of Mr. Wong and therefore a connected person of the Group pursuant to Rule 14A.11(4) of the Listing Rules. The entering into the Goldbond Lease, together with the Rongzhong Lease constituted continuing connected transactions of the Company pursuant to Rule 14A.14 of the Listing Rules.

Based on the foregoing, the aggregate annual rental payable by the Group to the Landlord under the Goldbond Lease and the Rongzhong Lease for each of the financial year ended 31 March 2009 and 2010 will not be more than HK\$2,591,784 which is also the annual cap for the continuing connected transactions of the Company for the two financial years.

Given the annual rental payable by the Group as stated above represents more than 2.5% but less than 25% of the applicable percentage ratios of the Company, as defined in the Listing Rules, and is less than HK\$10,000,000, pursuant to Rule 14A.34 of the Listing Rules, the Goldbond Lease and the Rongzhong Lease are only subject to reporting, announcement and annual review requirements under the Listing Rules and does not require independent shareholders approval.

The Group, including Rongzhong, is principally engaged in provision of financial services and property investment in Hong Kong and The People's Republic of China. The Landlord is principally engaged in property investment.

The Board (including the independent non-executive directors) considers that the Goldbond Lease and the Rongzhong Lease were entered into in the ordinary and usual course of business of the Group, and terms as contained therein, are on normal commercial terms, fair and reasonable and are in the interests of the Company's shareholders as a whole.

Definitions

“Board”	the board of Directors
“Company”	Goldbond Group Holdings Limited
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“Goldbond Lease”	the lease of 1901 Premises entered into between the Company and the Landlord on 28 April 2008
“Landlord/Wah Link”	Wah Link Investments Limited, a company owned as to 51% by a family member of Mr. Wong and as to 49% by the spouse of Mr. Wong
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“Mr. Wong”	Mr. Wong Yu Lung, Charles, a Director
“Rongzhong”	Rongzhong Group Limited, a non wholly-owned subsidiary of the Company
“Rongzhong Lease”	the lease of 1905 Premises entered into between Rongzhong and the Landlord on 28 April 2008
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“%”	per cent.
“1901 Premises”	Unit 1901 and portions of Units 1902-3 on 19/F., Tower One, Lippo Centre, 89 Queensway, Hong Kong
“1905 Premises”	certain areas in Units 1905-6, 19/F., Tower One, Lippo Centre, 89 Queensway, Hong Kong

By order of the Board
Kelly Li
Company Secretary

Hong Kong, 28 April 2008

As at the date of this announcement, (a) the executive Directors are Mr. Wang Jun, Mr. Wong Yu Lung, Charles, Mr. Ding Chung Keung, Vincent, Mr. Kee Wah Sze, Mr. Lan Ning, Mr. Xie Xiao Qing and Miss Wong, Michelle Yatyee; (b) the independent non-executive Directors are Mr. Ma Ho Fai SBS JP, Mr. Melvin Jitsumi Shiraki and Mr. Cheng Yuk Wo.