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WAYTUNG GLOBAL GROUP LIMITED
(滙通天下集團有限公司)

(Incorporated in Hong Kong with limited liability)

(Stock Code: 21)

CONTINUING CONNECTED TRANSACTION
PROPERTY LEASING AGREEMENT

The Board announces that on 31 January 2013, Waytung China and GCI entered into the Property Leasing Agreement.

GCI is indirectly wholly-owned by Mr. Huang, the substantial shareholder, the chairman and the non-executive Director of the Company. Ms. Huang, the substantial shareholder, the chief executive officer and the executive Director of the Company, is the authorised representative and the chairman of the board of GCI. As such, GCI is a connected person to the Company. Accordingly, the Transaction constitutes a continuing connected transaction of the Company.

As the applicable percentage ratios represented by the annual caps in respect of the Property Leasing Agreement are more than 0.1% but less than 25% and the value of the largest annual cap is less than HK\$10,000,000, the entering into of the Property Leasing Agreement is only subject to the reporting, announcement and annual review requirements under Rules 14A.45 to 14A.47 and 14A.37 to 14A.40 of the Listing Rules and is exempt from the independent shareholders' approval requirements under the Listing Rules.

PROPERTY LEASING AGREEMENT

Date: 31 January 2013

Parties: Waytung China (as leasee); and
GCI (as lessor).

Description

Pursuant to the Property Leasing Agreement, Waytung China leases from GCI the Property as office with an aggregate gross area of 1,200 sq.m. for a term of approximately 2 years, commencing from 1 February 2013 to 31 January 2015. Waytung China shall pay a monthly rent at the rate of RMB150 per sq.m., that is, in aggregate, RMB180,000 (exclusive of management fees and air-conditioning and maintenance fees) per month. The monthly rentals are payable on the 10th day of each month. The monthly management fee is at the rate of RMB16 per sq.m., that is, in aggregate, RMB19,200 per month whilst the monthly air-conditioning and maintenance fee is at the rate of RMB14.4 per sq.m., that is, in aggregate, RMB17,280 per month and they shall be payable by Waytung China directly to the management company which is indirectly owned by Mr. Huang. Waytung China shall also be responsible for the other expenses incurred by Waytung China at the premises. GCI shall be responsible for the housing and land related tax.

There will be three months rent free period commencing from 1 February 2013 to 30 April 2013, during which period Waytung China shall not be required to pay any rent to GCI but shall still be responsible for the monthly management fees, the air-conditioning and maintenance fees and all other expenses incurred by Waytung China at the premises.

Waytung China has paid to GCI two months' rent, amounting to RMB360,000 (approximately HK\$450,000), as deposit upon the signing of the Property Leasing Agreement. Upon the expiry of the lease, the deposit shall be fully refunded to Waytung China without interest within 3 working days after the Property is surrendered to GCI and all unpaid rental or expenses under the Property Leasing Agreement has been fully settled by Waytung China.

ANNUAL CAPS

The annual caps for the rental, management fee, air-conditioning and maintenance fee payable by Waytung China under the Property Leasing Agreement are set out as follows:

Period	Relevant annual cap
Year ending 31 December 2013	RMB1,841,280 (approximately HK\$2,302,000)
Year ending 31 December 2014	RMB2,597,760 (approximately HK\$3,247,000)
Month ending 31 January 2015	RMB216,480 (approximately HK\$271,000)

The rentals under the Property Leasing Agreement had been determined by Waytung China and GCI after arm's length negotiation with reference to the prevailing market rates for comparable properties in the relevant neighborhood.

REASONS FOR AND BENEFITS OF THE TRANSACTION

Owing to the continuous development of the Group, additional office spaces are required to meet the Group's operation need. The rental and related fees had been determined by Waytung China and GCI with reference to the prevailing market rental, management fees of comparable properties in the area where the Property is situated and the prescribed rate of electricity in the area.

The Directors, including all the independent non-executive Directors, are of the view that the Transaction is conducted in the ordinary and usual course of business of the Group and on normal commercial terms, the terms of the Transaction and the proposed annual caps are fair and reasonable and in the interests of the Company and its shareholders as a whole.

INFORMATION OF THE GROUP AND GCI

The principal business activities of the Group are property development and investment and investment holding.

GCI is principally engaged in property investment, construction, operation and management.

LISTING RULES IMPLICATIONS

GCI is indirectly wholly-owned by Mr. Huang, the substantial shareholder, the chairman and the non-executive Director of the Company. Ms. Huang, the substantial shareholder, the chief executive officer and the executive Director of the Company, is the authorised representative and the chairman of the board of GCI. As such, GCI is a connected person to the Company. Accordingly, the Transaction constitutes a continuing connected transaction of the Company.

As the applicable percentage ratios represented by the annual caps in respect of the Property Leasing Agreement are more than 0.1% but less than 25% and the value of the largest annual cap is less than HK\$10,000,000, the entering into of the Property Leasing Agreement is only subject to the reporting, announcement and annual review requirements under Rules 14A.45 to 14A.47 and 14A.37 to 14A.40 of the Listing Rules and is exempt from the independent shareholders' approval requirements under the Listing Rules.

Except for Mr. Huang and Ms. Huang, no Directors have any material interests in the Transaction and thus save for Mr. Huang and Ms. Huang, none of the other Directors were required to abstain from voting

on the Board resolutions for considering and approving the Property Leasing Agreement and its proposed annual caps. Mr. Huang and Ms. Huang had not attended and had abstained from voting on the Board meeting for considering and approving the Property Leasing Agreement and its proposed annual caps.

DEFINITIONS

Unless the context otherwise requires, capitalised terms used in this announcement shall have the following meanings:

“Board”	the board of Directors
“Company”	Waytung Global Group Limited (stock code:21), a company incorporated under the laws of Hong Kong and the shares of which are listed on the main board of the Stock Exchange
“connected person(s)”	has the same meaning as ascribed to this term under the Listing Rules
“Director(s)”	director(s) of the Company
“GCI”	大中華國際集團(中國)有限公司 (Great China International Group (China) Limited*), a company established in the PRC with limited liability and indirectly wholly-owned by Mr. Huang
“Group”	the Company and its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Mr. Huang”	Mr. Huang Shih Tsai, the substantial shareholder, the chairman and the non-executive Director of the Company and the father of Ms. Huang
“Ms. Huang”	Ms. Huang Wenxi, the substantial shareholder, the chief executive officer and the executive Director of the Company
“PRC”	The People’s Republic of China
“Property”	the premises located at 36/F., West Zone, Great China International Exchange Square, Jintian South Road, Futian District, Shenzhen, the PRC (中國深圳市福田區金田南路大中華國際交易廣場 36 樓西區)

“Property Leasing Agreement”	the leasing agreement and the supplemental agreement entered into between Waytung China and GCI both dated 31 January 2013 regarding the leasing of the Property
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Transaction”	the transaction under the Property Leasing Agreement
“Waytung China”	滙通天下控股(中國)有限公司 (Waytung Global Holding (China) Limited*), a company established in the PRC with limited liability and a direct wholly-owned subsidiary of the Company
“HK\$”	Hong Kong dollar, the lawful currency of Hong Kong
“RMB”	Renminbi, the lawful currency of the PRC
“sq.m.”	square metres
“%”	per cent.

For the purposes of illustration only, the amount denominated in RMB in this announcement are translated into HK\$ at the rate of RMB1 = HK\$1.25. Such translation should not be construed as a representation that the currency could actually be converted into HK\$ at that rate or at all.

* *for identification purposes only*

By order of the Board
Waytung Global Group Limited
Huang Shih Tsai
Chairman

Hong Kong, 31 January 2013

As at the date of this announcement, the Board comprises one Non-executive Director, namely Mr. Huang Shih Tsai (Chairman), one Executive Director, namely Ms. Huang Wenxi (Chief Executive Officer), three Independent Non-executive Directors, namely Mr. Cheng Hong Kei, Mr. Leung Kwan, Hermann and Mr. Lum Pak Sum.

Please also refer to the published version of this announcement on the Company’s website <http://www.waytung.com>.