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## CAFÉ DE CORAL HOLDINGS LIMITED

大家樂集團有限公司

(Incorporated in Bermuda with Limited Liability)

### CONNECTED TRANSACTION TENANCY AGREEMENT

The Directors of Café de Coral Holdings Limited (the “Company”) announce that the Company through its indirectly wholly-owned subsidiary, Weli Company Limited, has renewed a tenancy agreement on 29th August, 2003 with Tinway Investments Limited in respect of Shop G50 on the Ground Floor, Shops Nos. 116, 117, 124-149, 165, 173 and 174 on the First Floor, Man On House, Nos. 151-163 Wan Chai Road, Nos. 12A-C Burrows Street and Nos. 17-27 Cross Lane, Wanchai, Hong Kong (the “Premises”) for a term of three years from 12th April, 2003 to 11th April, 2006 (the “Tenancy Agreement”). The leased area operates a Café de Coral restaurant.

As Tinway Investments Limited is a company jointly owned by Ms. Lo Pik Ling, Anita (Director of the Company), the Associate of Mr. Chan Yue Kwong, Michael, the Chairman of the Company and Ardley Enterprises Limited, a company wholly beneficially owned by the family members of Mr. Lo Hoi Kwong, Sunny (Director of the Company), Tinway Investments Limited is deemed to be a connected person to the Company within the meaning of the Listing Rules and the Tenancy Agreement between the parties constitutes a connected transaction. The Company is required to make this announcement pursuant to Rule 14.25(1) of the Listing Rules and, for the duration of the Tenancy Agreement, details of the Tenancy Agreement will be included in the Company’s published annual reports and accounts.

An audit committee, consisting of Mr. Choi Ngai Min, Michael and Mr. Li Kwok Sing, Aubrey, being all the independent non-executive directors of the Company, and the remaining Directors of the Company are of the opinion that the Tenancy Agreement is entered into in the ordinary and usual course of business of the Company, on normal commercial terms based on arm’s length negotiation and are fair, reasonable and beneficial to the Company and to its shareholders as a whole.

#### THE TENANCY AGREEMENT DATED 29TH AUGUST, 2003

##### Parties:

Landlord: Tinway Investments Limited (“Tinway”)

Tenant: Weli Company Limited (“Weli”), an indirectly wholly-owned subsidiary of the Company

##### Premises:

Shop G50 on Ground Floor and Shops Nos. 116, 117, 124-149, 165, 173 and 174 on the First Floor of Man On House, Nos. 151-163 Wan Chai Road, Nos. 12A-C Burrows Street and Nos. 17-27 Cross Lane, Wanchai, Hong Kong. In accordance with the open market valuation as at 17th April, 2003 carried out by FPDSavills (Hong Kong) Limited, an independent professional property valuer, the total saleable area is 3,834 sq. ft.

##### Term:

Three years commencing from 12th April, 2003 and expiring on 11th April, 2006.

##### Rental payments:

HK\$138,000 per calendar month exclusive of rates and management fee.

The monthly rental is equal to the open market rental valuation as at 17th April, 2003 carried out by FPDSavills (Hong Kong) Limited, an independent professional property valuer.

##### General:

Tinway is a company jointly owned by Ms. Lo Pik Ling, Anita, a Director of the Company, the Associate of Mr. Chan Yue Kwong, Michael, the Chairman of the Company and Ardley Enterprises Limited, a company wholly beneficially owned by the family members of Mr. Lo Hoi Kwong, Sunny (Director of the Company), therefore, Tinway is deemed to be a connected person of the Company within the meaning of the Listing Rules, and the Tenancy Agreement between Tinway and Weli constitutes a connected transaction for the Company.

This announcement is made by the Company in compliance with the disclosure requirements of Rule 14.25(1) of the Listing Rules as the transaction as contemplated by the Tenancy Agreement constitutes a connected transaction under Rule 14.23(1)(a) of the Listing Rules. For the duration of the Tenancy Agreement, the Company will include the details of this transaction in each published annual report and accounts.

Weli has been occupying the Premises for the past three years operating a Café de Coral restaurant. The previous lease expired on 11th April, 2003 and the Company and Weli wish to remain and continue to operate the Café de Coral restaurant business at the Premises.

An audit committee, consisting of Mr. Choi Ngai Min, Michael and Mr. Li Kwok Sing, Aubrey, being all the independent non-executive directors of the Company, and the remaining Directors of the Company are of the opinion that the Tenancy Agreement is entered into in the ordinary and usual course of business of the Company, on normal commercial terms based on arm’s length negotiation and are fair, reasonable and beneficial to the Company and to its shareholders as a whole.

By Order of the Board  
Li Oi Chun, Helen  
Company Secretary

Hong Kong, 29th August, 2003