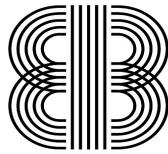


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E. BON HOLDINGS LIMITED
(於 開 曼 群 島 註 冊 成 立 的 有 限 公 司)
怡 邦 行 控 股 有 限 公 司

(Stock code: 599)

**ANNOUNCEMENT
CONTINUING CONNECTED TRANSACTION
SUPPLEMENTAL AGREEMENT
TO THE TENANCY AGREEMENT**

Reference is made to the Company's Announcement dated 12 July 2006 (the "Announcement") in respect of the Tenancy Agreement expiring on 19 March 2009. The parties to the Tenancy Agreement have on 10 March 2009 entered into the Supplemental Lease Agreement with amendments.

Reference is made to the Announcement in respect of the Tenancy Agreement expiring on 19 March 2009. Terms used in this announcement shall have the same meaning as defined in the Announcement unless the context herein requires otherwise.

DETAILS OF THE TENANCY AGREEMENT AND THE SUPPLEMENTAL LEASE AGREEMENT

The Board of Directors (the "Board") of E. Bon Holdings Limited (the "Company") announces that E. Bon Building Materials Company Limited (the "Subsidiary") has entered into Supplemental Lease Agreement (the "Supplemental Lease Agreement") on 10 March 2009 with Negotiator Consultants Limited (the "Landlord") to amend the terms of the Tenancy Agreement (the "Tenancy Agreement") expiring on 19 March 2009 for the premises (the "Premises") as particularised hereunder for use as warehouses of the Company and its subsidiaries.

The principal terms of the Tenancy Agreement and Supplemental Lease Agreement are as follows:

	Tenancy Agreement	Supplemental Lease Agreement
Date	: 11 July 2006	10 March 2009
Landlord	: Negotiator Consultants Limited	Negotiator Consultants Limited
Tenant	: E. Bon Building Materials Company Limited	E. Bon Building Materials Company Limited
Premises	: Factory Units A-D on 12th-14th Floor (inclusive) of E. Tat Factory Building, No. 4 Heung Yip Road, Wong Chuk Hang, Hong Kong and Car parking spaces Nos. 3 and 28 of the same building	Factory Units A-D on 12th-14th Floor (inclusive) of E. Tat Factory Building, No. 4 Heung Yip Road, Wong Chuk Hang, Hong Kong and Car parking spaces Nos. 3 and 28 of the same building
Lease Term	: 3 years commencing from 20 March 2006 and expiring on 19 March 2009 (both days inclusive)	3 years commencing from 20 March 2009 and expiring on 19 March 2012 (both days inclusive)
Rent	: HK\$158,000 per month Exclusive of management fee, government rent, government rates and other outgoings (collectively	HK\$185,000 per month Exclusive of management fee, government rent, government rates and other outgoings (collectively

	referred to as “the Rent”)	referred to as “the Rent”)
Annual Rent payable	: HK\$1,896,000	HK\$2,220,000
Rent free period	: No rent free period	No rent free period

REASONS FOR THE TRANSACTION

Since March 2000, the Landlord has been leasing the Premises to the Company and its subsidiaries as warehouses. The previous Tenancy Agreement dated 11 July 2006 was entered into between the Landlord and the Subsidiary in respect of the Premises at a monthly rental of HK\$158,000 for use as the warehouses of the Company and its subsidiaries shall expire on 19 March 2009, details of which were included in the Announcement. The Tenancy Agreement provides an option which allows the Subsidiary to renew on the same terms and conditions except the rent and the provision of payment. Accordingly, the Company considers it to be commercially necessary and beneficial to renew the Tenancy Agreement by entering the Supplemental Lease Agreement in respect of the Premises so that the Company and its subsidiaries can continue to use the Premises as warehouses.

The Rent will be paid by the Subsidiary on monthly basis from its internal resources.

The Rent was agreed after negotiation by making reference to the market rate for similar premises in its vicinity. The directors together with the independent non-executive directors of the Company consider that the terms of the Supplemental Lease Agreement are on normal commercial terms, are fair and reasonable and are in the interests of the Company and its shareholders as a whole.

There is no provision for early termination in the Supplemental Lease Agreement.

CONTINUING CONNECTED TRANSACTIONS

The Landlord is a company wholly owned by Bache Hill Group Limited, where the substantial shareholder of Bache Hill Group Limited, Fast Way Management Limited, Happy Voice Limited, New Happy Times Limited and Universal Star Group Limited, holding totally 60.98% of the issued share capital of Bache Hill Group Limited, is a substantial shareholder of the Company, holding 42.69% of the issued share capital of the Company. Therefore, the Landlord is a connected person of the Company within the meaning of Rule 14A.11 of the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”). Accordingly, the transactions contemplated under the Tenancy Agreements constitute continuing connected transactions for the Company under the Listing Rules.

Pursuant to Rule 14A.35(2) of the Listing Rules, the maximum aggregate annual value of the said continuing connected transaction for the financial years ending on 31 March 2010, 31 March 2011 and 31 March 2012 is HK\$2,220,000 respectively.

Pursuant to Rule 14A.34 of the Listing Rules, as the aggregate annual rent payable under the Supplemental Lease Agreement, being HK\$2,220,000, is more than 2.5% but less than 25% of each of the applicable percentage ratios and the annual consideration is less than HK\$10,000,000, which is below the threshold as required under the said Rule 14A.34 of the Listing Rules, the Company is only subject to the reporting and announcement requirements set out in Rules 14A.45 to 14A.47 of the Listing Rules and is exempt from the independent shareholder’s approval requirements. Details of the Supplemental Lease Agreement will be included in the annual report and accounts of the Company, which is subject to annual review requirements under Rules 14A.37 to 14A.40, for each of the relevant financial years in accordance with Rule 14A.46 of the Listing Rules.

INFORMATION ON THE COMPANY AND THE LANDLORD

The E. Bon Group of companies (all the wholly owned subsidiaries of the Company) is particularly engaged in the importing and sale of architectural builders hardware, bathroom collection and accessories and kitchen collection in Hong Kong, Macau and China.

The Landlord is engaged in investment and property holding activities.

GENERAL

As at the date hereof, the Board of Directors comprises Messrs. Tse Sun Fat Henry, Tse Sun Po Tony, Lau Shiu Sun, Yick Kai Chung Donald, Fung Cheuk Hang Jackie and Tse Hon Kit Kevin as Executive Directors; Messrs. Leung Kwong Kin J.P., Wong Wah Dominic and Wan Sze Chung as Independent Non-executive Directors.

By order of the Board of Directors
E. Bon Holdings Limited
Lau Shiu Sun
Executive Director

Hong Kong, 11 March 2009