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Greentown Service Group Co. Ltd.

綠城服務集團有限公司

(a company incorporated under the laws of the Cayman Islands with limited liability)

(Stock Code : 2869)

**REVISION OF THE ANNUAL CAPS OF
EXISTING CONTINUING CONNECTED TRANSACTIONS**

**REVISION OF THE ANNUAL CAPS OF EXISTING CONTINUING CONNECTED
TRANSACTIONS**

Reference is made to the announcement of the Company dated 6 November 2017 in relation to, among others, (i) the continuing connected transactions between Lansong Supply Chain and Bluetown Agricultural Technology under the Supply of Goods Agreement and (ii) the continuing connected transactions between Zhejiang Dual-City Culture and Greentown Football Club under the Advertising Service Agreement.

1. Supplemental Supply of Goods Agreement

On 13 August 2018, Lansong Supply Chain and Bluetown Agricultural Technology entered into the Supplemental Supply of Goods Agreement to increase the existing annual caps of the continuing connected transactions under the Supply of Goods Agreement.

Based on the reasons mentioned in this announcement, it is expected that the procurement needs of Bluetown Agricultural Technology will increase and therefore the Board anticipates that the existing annual caps for the financial years ending 31 December 2018 and 2019 under the Supply of Goods Agreement will not be sufficient. Accordingly, the Board proposes to increase the existing annual caps under the Supply of Goods Agreement for the financial years ending 31 December 2018 and 2019 from RMB5,280,000 and RMB5,808,000 to RMB30,000,000 and RMB32,000,000 respectively.

2. Supplemental Advertising Services Agreement

On 13 August 2018, Zhejiang Dual-City Culture entered into the Supplemental Advertising Services Agreement with Greentown Football Club to increase the existing annual caps of the continuing connected transactions under the Advertising Services Agreement.

Based on the reasons mentioned in this announcement, the Company noted that the advertising services business was better than expected and therefore the Board anticipates that the existing annual caps for the financial year ending 31 December 2018 will not be sufficient to meet the expected demand of the Group. Accordingly, the Board proposes to increase the existing annual cap under the Advertising Services Agreement for the financial year ending 31 December 2018 from RMB16,000,000 to RMB20,000,000.

Listing Rules Implications

Pursuant to Rule 14A.54 under the Listing Rules, if the Company proposes to revise the annual caps for continuing connected transactions, the Company will have to re-comply with the provisions of Chapter 14A of the Listing Rules applicable to the relevant continuing connected transactions.

As each of the applicable percentage ratios (as defined under Rule 14.07 of the Listing Rules and other than the profits ratio) in respect of each of the proposed revised annual caps under each of the Supplemental Supply of Goods Agreement and the Supplemental Advertising Services Agreement is more than 0.1% but less than 5%, the transactions contemplated under each of the Supplemental Supply of Goods Agreement and the Supplemental Advertising Services Agreement constitute continuing connected transactions for the Company which are subject to the reporting, annual review and announcement requirements, but are exempted from the independent Shareholders' approval requirement under Chapter 14A of the Listing Rules.

A. BACKGROUND

Reference is made to the announcement of the Company dated 6 November 2017 in relation to, among others, (i) the continuing connected transactions between Lansong Supply Chain and Bluetown Agricultural Technology under the Supply of Goods Agreement and (ii) the continuing connected transactions between Zhejiang Dual-City Culture and Greentown Football Club under the Advertising Service Agreement.

1. Supplemental Supply of Goods Agreement

On 13 August 2018, Lansong Supply Chain, a non-wholly owned subsidiary of the Company and Bluetown Agricultural Technology, being a company wholly owned by Mr. Song Weiping and thus a connected person of the Company, entered into the Supplemental Supply of Goods Agreement to increase the existing annual caps of the continuing connected transactions under the Supply of Goods Agreement.

Lansong Supply Chain and Bluetown Agricultural Technology entered into the Supply of Goods Agreement on 6 November 2017, pursuant to which Lansong Supply Chain has agreed to supply various types of agricultural goods and products, including but not limited to fresh products and food, to Bluetown Agricultural Technology in accordance with the procurement needs of Bluetown Agricultural Technology.

The term of the Supplemental Supply of Goods Agreement will expire at the same time with the Supply of Goods Agreement on 31 December 2019.

Consideration and Payment

The price of the products to be supplied by Lansong Supply Chain to Bluetown Agricultural Technology under the Supply of Goods Agreement, as supplemented by the Supplemental Supply of Goods Agreement shall be determined after arm's length negotiation between the parties with reference to (i) the national agricultural products wholesale market prices published by the Ministry of Agriculture of the PRC from time to time; and (ii) the price of the same or comparable type of various agricultural goods and products sold to Independent Third Parties by Lansong Supply Chain in its ordinary and usual course of business.

To ensure that the terms for the supply of the agricultural goods and products to Bluetown Agricultural Technology are not less favourable than those available from Independent Third Parties, in determining the price, the Group will collect the relevant market information, review and compare the costs and profits of transactions in the most recent year for the provision of the same or similar type of agricultural goods and products with at least two Independent Third Parties.

In any event, the price shall be equal to or not lower than the price charged by the Group for the supply of comparable agricultural goods and products to an Independent Third Party.

Payment for the various types of agricultural goods and products under the Supply of Goods Agreement will be made in accordance with the terms of each individual contract or order to be entered into between Bluetown Agricultural Technology (or its subsidiaries) and Lansong Supply Chain.

Historical Transaction Amounts

For the two financial years ended 31 December 2017 and 2018, the actual/estimated fees paid by Bluetown Agricultural Technology in respect of the continuing connected transactions under the Supply of Goods Agreement were as follows:

	For the Financial Year ended 31 December 2017 (RMB)	For the Financial Year ended 31 December 2018 (RMB)
		5,280,000 (Note 1,
Actual or estimated fees payable by the Group	12,711,829	Note 2)

Notes:

1. Being the estimated amount of the fees payable by Bluetown Agricultural Technology, based on the Supply of Goods Agreement on 6 November 2017 for the financial year ended 31 December 2018.
2. For the six months ended 30 June 2018 (unaudited), the transaction amount under the Supply of Goods Agreement amounts to RMB5,099,739.79. The estimation of the fees payable by Bluetown Agricultural Technology under the Supply of Goods Agreement for the financial year ending 31 December 2018 is not practicable.

Revised Annual Caps

Based on the reasons mentioned in this announcement, it is expected that the procurement needs of Bluetown Agricultural Technology will increase for the current financial year and therefore the Board anticipates that the existing annual caps for the financial year ending 31 December 2018 and 2019 under the Supply of Goods Agreement will not be sufficient. Accordingly, the Board proposes to increase the existing annual caps under the Supply of Goods Agreement, as supplemented by the Supplemental Supply of Goods Agreement for the financial year ending 31 December 2018 and 2019 from RMB5,280,000 and RMB5,808,000 to RMB30,000,000 and RMB32,000,000.

Basis of the Revised Annual Caps

The revised annual caps under the Supplemental Supply of Goods Agreement has been determined by the Board based on (i) the expected demand of Bluetown Agricultural Technology for the various types of agricultural goods and products in relation to its different projects; (ii) the supply of agricultural goods and products under the procurement contract of one of the projects of Bluetown Agricultural Technology, of which demand for the agricultural goods and products is expected to be significantly larger than the other projects, which was originally expected to end on 31 December 2017 (the “**2017 Contract**”), however, based on the procurement needs of Bluetown Agricultural Technology, it will be continue for the

years ending 31 December 2019; (iii) the demand of agricultural goods and products under the procurement contracts for the other projects of Bluetown Agricultural Technology which are expected to continue until 31 December 2019 is now substantially similar or higher than that under the 2017 Contract, thus, the revised annual cap for the year ending 31 December 2018 and 2019 is higher than that for the year ending 31 December 2017; (iv) the connected transactions entered into by Lansong Supply Chain and Bluetown Agricultural Technology in 2017 was based on the fact that Lansong Supply Chain became a subsidiary of the Company on 5 June 2017 and was not based on the transaction amount for the whole year; and (v) the estimated inflation rate and the annual increase in the labour cost and other operational costs.

Save for the revision to the existing annual caps for the financial year ending 31 December 2018 and 2019 for the transactions contemplated under the Supplemental Supply of Goods Agreement, all other terms (including the pricing policy and basis) of the Supply of Goods Agreement shall remain unchanged and continue to be in effect.

Reasons for and Benefits for Revision of the Annual Cap for the financial years ending 31 December 2018 and 2019

Bluetown Agricultural Technology is principally engaged in the development of agricultural science and technology. It has a stable and broad range of client base, which enables it to procure a large variety of agricultural products and goods. Thus, the Supply of Goods Agreement provides Lansong Supply Chain a long term and stable source of revenue and sales channel. In view of the commercial and strategic importance, the Supply of Goods Agreement is a good opportunity for Lansong Supply Chain to broaden its customer base and is in line with the Company's long term growth strategy. Based on the rises of goods' requirements of Lansong Supply Chain, the annual caps of the continuing connected transactions would hence increase. The Board considers that it is favorable for Lansong Supply Chain to enter into the Supplemental Supply of Goods Agreement.

The Directors (including the independent non-executive Directors) consider that the continuing connected transactions contemplated under the Supplemental Supply of Goods Agreement are in the ordinary and usual course of business of the Group, on normal commercial terms, fair and reasonable, and in the interests of the Company and the Shareholders as whole, and that the revised annual caps under the Supplemental Supply of Goods Agreement are fair and reasonable and in the interests of the Company and the Shareholders as a whole, and confirm that, apart from the expanded scope contemplated under the Supplemental Supply of Goods Agreement, all the terms and conditions of the Supply of Goods Agreement remain substantially unchanged.

As Mr. Song Weiping who has material interest in the Supply of Goods Agreement, as supplemented by the Supplemental Supply of Goods Agreement, is a close associate of Ms. Xia Yibo, Ms. Xia Yibo has abstained from voting on the Board resolutions to approve the Supplemental Supply of Goods Agreement.

Save as disclosed above, none of the Directors has any material interest in the transactions contemplated thereunder or is required to abstain from voting on the relevant Board resolution to approve the Supplemental Supply of Goods Agreement and the revision of annual caps.

2. Supplemental Advertising Services Agreement

On 13 August 2018, Zhejiang Dual-City Culture, a non-wholly owned subsidiary of the Company, entered into the Supplemental Advertising Services Agreement with Greentown Football Club, being a company which is owned by Greentown Holdings and Zhejiang Greentown Education Investment as to 50% and thus a connected person of the Company, to increase the existing annual caps of the continuing connected transactions under the Advertising Services Agreement.

Greentown Property Community Service and Mr. Wang Hao entered into the Shareholders' Agreement on 6 November 2017, pursuant to which Zhejiang Dual-City Culture has become accounted for and consolidated as an indirect non-wholly owned subsidiary of the Company. Thus, the existing advertising services transactions between Zhejiang Dual-City Culture and Greentown Football Club have become continuing connected transactions for the Company under Chapter 14A of the Listing Rules. On 6 November 2017, Zhejiang Dual-City Culture, entered into the Advertising Services Agreement with Greentown Football Club, pursuant to which Greentown Football Club will provide certain specified areas to Zhejiang Dual-City Culture for advertising the information of products or services of third parties for promotion purposes and Zhejiang Dual-City Culture will procure independent sponsors to advertise their services and/or products in such areas.

Pursuant to the Supplemental Advertising Services Agreement, the term of the Supplemental Advertising Services Agreement will expire at the same time with the Advertising Services Agreement on 31 December 2018.

Consideration and Payment

The fees payable by Zhejiang Dual-City Culture for the provision of the advertising areas by Greentown Football Club under the Advertising Services Agreement, as supplemented by the Supplemental Advertising Services Agreement shall be determined after arm's length negotiation between the parties with reference to the advertising fees charged by Zhejiang Dual-City Culture from the independent sponsors which will advertise their services and/or products in the specified areas indicated by Greentown Football Club with the total cost incurred by Zhejiang Dual-City Culture with respect to procuring such independent sponsors, and a margin which is not less favorable than the margin applied to Zhejiang Dual-City Culture's other advertising space suppliers, who are Independent Third Parties, to be deducted therefrom.

Payment for the Advertising Services under the Advertising Services Agreement will be made in accordance with the terms of each individual contract to be entered into between Zhejiang Dual-City Culture (or its subsidiaries) and Greentown Football Club (or its subsidiaries).

Historical Transaction Amounts

For the two financial years ended 31 December 2017 and 2018, the actual/estimated fees payable by Zhejiang Dual-City Culture in respect of the continuing connected transactions under the Advertising Services Agreement were as follows:

	For the Financial Year ended 31 December 2017 (RMB)	For the Financial Year ended 31 December 2018 (RMB)
Actual or estimated fees payable by Zhejiang Dual-City Culture	15,169,811	16,000,000 (Note 1, Note 2)

Notes:

1. Being the estimated amount of the fees payable by Zhejiang Dual-City Culture under the Advertising Services Agreement for the financial year ended 31 December 2018 based on the Advertising Services Agreement on 6 November 2017.
2. For the six months ended 30 June 2018 (unaudited), the transaction amount under the Advertising Services Agreement amounts to RMB10,730,188.68. The estimation of the fees payable by the Group under the Advertising Services Agreement for the financial year ending 31 December 2018 is not practicable.

Revised Annual Caps

Based on the reasons mentioned in this announcement, the Board anticipates that the existing annual caps for the financial year ending 31 December 2018 will not be sufficient to meet the expected demand of the Group. Accordingly, the Board proposes to increase the existing annual cap under the Advertising Services Agreement for the financial year ending 31 December 2018 from RMB16,000,000 to RMB20,000,000.

Basis of the Revised Annual Caps

The revised annual caps under the Supplemental Advertising Services Agreement has been determined by the Board based on (i) the size of the areas provided by Greentown Football Club for advertising purposes; (ii) the historical amounts charged by Greentown Football Club from Zhejiang Dual City Culture for the Advertising Services; (iii) the expected demand from the independent sponsors in relation to the advertising activities; and (iv) the historical amounts charged by Independent Third Party's suppliers for the provision of areas for advertising.

Save for the revision to the original annual caps for the financial year ending 31 December 2018 for the transactions contemplated under the Supplemental Advertising Services Agreement, all other terms (including the pricing policy and basis) of the Advertising Services Agreement shall remain unchanged and continue to be in effect.

Reasons for and Benefits for Revision of the Annual Cap for the financial year ending 31 December 2018

Greentown Football Club is principally engaged in football competition and football training. It is the first professional football club in Zhejiang Province, which attracts various types of advertising opportunities from a large spectrum of sponsors. The Advertising Services Agreement can increase the range and variety of advertising services that Zhejiang Dual-City Culture can offer, which provides Zhejiang Dual-City Culture greater exposure in the advertising and sporting industries. Thus, it enables Zhejiang Dual-City Culture to develop itself into a more comprehensive leading advertising company. Based on the rises of Advertising Services' requirements from the third party, the annual caps of the continuing connected transactions increase, the Board considers that, it is favorable for Zhejiang Dual-City Culture to enter into the Supplemental Supply of Goods Agreement.

The Directors (including the independent non-executive Directors) consider that the continuing connected transactions contemplated under the Supplemental Advertising Services Agreement are in the ordinary and usual course of business of the Group, on normal commercial terms, fair and reasonable, and in the interests of the Company and the Shareholders as whole, and that the revised annual caps under the Supplemental Advertising Services Agreement are fair and reasonable and in the interests of the Company and the Shareholders as a whole, and confirm that, apart from the expanded scope contemplated under the Supplemental Advertising Services Agreement, all the terms and conditions of the Advertising Services Agreement remain substantially unchanged.

As Mr. Song Weiping who has material interest in the Advertising Services Agreement, as supplemented by the Supplemental Advertising Services Agreement, is a close associate of Ms. Xia Yibo, Ms. Xia Yibo has abstained from voting on the Board resolutions to approve the Supplemental Advertising Services Agreement. Mr. Shou Bonian has material interest in the Advertising Services Agreement, as supplemented by the Supplemental Advertising Services Agreement, he has abstained from voting on the Board resolutions to approve the same.

Save as disclosed above, none of the Directors has any material interest in the transactions contemplated thereunder or is required to abstain from voting on the relevant Board resolution to approve the Supplemental Advertising Services Agreement and the revision of annual caps.

GENERAL INFORMATION

The Group is a leading high-end residential property service provider in the PRC with a diversified service portfolio comprising property service, consulting service and community-living service.

Lansong Supply Chain is a company established in the PRC with limited liability and is a non-wholly owned subsidiary of the Company. It is principally engaged in the sales of primary agricultural products, pre-packaged food products and health supplements, import and export of goods, agricultural technology development and supply chain management.

Bluetown Agricultural Technology is a company established in the PRC with limited liability and is indirectly wholly-owned by Mr. Song Weiping, a connected person of the Company. It is principally engaged in the development of agricultural science and technology.

Greentown Football Club is a company established in the PRC with limited liability and is 50%-owned by Greentown Holdings and Zhejiang Greentown Education Investment, a connected person of the Company. It is principally engaged in football competition and football training.

Zhejiang Dual-City Culture is a company established in the PRC with limited liability and has been accounted for and consolidated into the audited financial statements of the Company as a subsidiary since 6 November 2017 pursuant to the Shareholders' Agreement. It is principally engaged in advertising, creative planning and host of convention and exhibition.

LISTING RULES IMPLICATIONS

1. The Supplemental Supply of Goods Agreement

As at the date of this announcement, Bluetown Agricultural Technology is wholly-owned by Bluetown China Holdings Limited, which is in turn wholly-owned by Delta House Limited, whereas Delta House Limited is wholly-owned by Mr. Song Weiping. Mr. Song Weiping, through his wholly-owned company Osmanthus Garden Investment Company Limited, is indirectly interested in 40% of Orchid Garden Investment Company Limited, a controlling shareholder which holds approximately 36.72% of the total issued share capital of the Company. Mr. Song Weiping is also the spouse of Ms. Xia Yibo. Bluetown Agricultural Technology is therefore an associate of Mr. Song Weiping and Ms. Xia Yibo, and hence a connected person of the Company. Accordingly, the transactions contemplated under the Supplemental Supply of Goods Agreement constitute continuing connected transactions for the Company under Chapter 14A of the Listing Rules.

As each of the applicable percentage ratios (as defined under Rule 14.07 of the Listing Rules and other than the profits ratio) in respect of each of the proposed revised annual caps for the financial year ending 31 December 2018 and 2019 under the Supplemental Supply of Goods Agreement is more than 0.1% but less than 5%, the transactions contemplated under the Supplemental Supply of Goods Agreement constitute continuing connected transactions for the Company which are subject to the reporting, annual review and announcement requirements, but are exempted from the independent Shareholders' approval requirement under Chapter 14A of the Listing Rules.

2. The Supplemental Advertising Services Agreement

As at the date of this announcement, Greentown Football Club is 50%-owned by Greentown Holdings and Zhejiang Greentown Education Investment, it is therefore an associate of Mr. Song Weiping, Mr. Shou Bainian and Ms. Xia Yibo and hence a connected person of the Company. Accordingly, the transactions contemplated under the Supplemental Advertising Services Agreement constitute continuing connected transactions for the Company under Chapter 14A of the Listing Rules.

As each of the applicable percentage ratios (as defined under Rule 14.07 of the Listing Rules and other than the profits ratio) in respect of each of the proposed revised annual caps under the Supplemental Advertising Services Agreement is more than 0.1% but less than 5%, the transactions contemplated under the Supplemental Advertising Services Agreement constitute continuing connected transactions for the Company which are subject to the reporting, annual review and announcement requirements, but are exempted from the independent Shareholders' approval requirement under Chapter 14A of the Listing Rules.

DEFINITIONS

Unless the context requires otherwise, capitalized terms used in this announcement shall have the meanings as follow:

“Advertising Services”	the provision of specified areas by Greentown Football Club for advertising the information of products or services of third parties for promotion purposes
“Advertising Services Agreement”	the advertising services agreement entered into between Zhejiang Dual-City Culture and Greentown Football Club on 6 November 2017 in relation to the Advertising Services
“associate(s)”	has the meaning ascribed to it under the Listing Rules
“Bluetown Agricultural Technology”	Bluetown Agricultural Technology Company Limited (藍城農業科技有限公司), a company established in the PRC with limited liability and is a connected person of the Company
“Board”	the board of Directors of the Company
“Company”	Greentown Services Group Company Limited (綠城服務集團有限公司), a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Main Board of The Stock Exchange of Hong Kong Limited
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“controlling shareholder”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	director(s) of the Company
“Greentown Football Club”	Zhejiang Greentown Football Club Company Limited (浙江綠城足球俱樂部有限公司), with former name as Hangzhou Greentown Football Club Company Limited (杭州綠城足球俱樂部有限公司), a company established in the PRC with limited liability and is a connected person of the Company

“Greentown Holdings”	Greentown Holdings Group Co., Ltd. (綠城控股集團有限公司), a limited liability company established in the PRC and is indirectly owned as to 40%, 39% and 21% by Mr. Song Weiping, Mr. Shou Bainian and Ms. Xia Yibo, respectively
“Greentown Property Community Service”	Zhejiang Greentown Property Community Service Company Limited (浙江綠城物業園區生活服務有限公司), a company established in the PRC with limited liability and is a wholly-owned subsidiary of the Company
“Group”	the Company and its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Independent Third Party(ies)”	a person or persons, or entity or entities who/which is/are not a connected person(s) of the Company under the Listing Rules
“Lansong Supply Chain”	Zhejiang Lansong Supply Chain Management Company Limited (浙江藍頌供應鏈管理有限公司), a company established in the PRC with limited liability and is a non-wholly owned subsidiary of the Company
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
“Mr. Song Weiping”	through his wholly-owned company Osmanthus Garden Investment Company Limited, he is indirectly interested in 40% of Orchid Garden Investment Company Limited, a controlling Shareholder which holds approximately 36.72% of the total issued share capital of the Company, thus a connected person of the Company
“Mr. Wang Hao”	a party to the Shareholders’ Agreement and is an Independent Third Party of the Company
“PRC”	the People’s Republic of China excluding, for the purpose of this announcement, Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
“RMB”	Renminbi, the lawful currency of the PRC
“Shareholder(s)”	the shareholder(s) of the Company
“Shareholders’ Agreement”	the shareholders’ agreement entered into between Greentown Property Community Service and Mr. Wang Hao dated 6 November 2017 in relation to the management and the rights of shareholders of Zhejiang Dual-City Culture

“Supplemental Advertising Services Agreement”	the supplemental advertising services agreement entered into between Zhejiang Dual-City Culture and Greentown Football Club on 13 August 2018 in relation to the Advertising Services Agreement
“Supplemental Supply of Goods Agreement”	the supplemental supply of goods agreement entered into between Lansong Supply Chain and Bluetown Agricultural Technology on 13 August 2018 in relation to the Supply of Goods Agreement
“Supply of Goods Agreement”	the supply of goods agreement entered into between Lansong Supply Chain and Bluetown Agricultural Technology on 6 November 2017 in relation to supply of goods and products by Lansong Supply Chain
“Zhejiang Dual-City Culture”	Zhejiang Dual-City Culture and Creativity Company Limited (浙江雙城文化創意有限公司), a company established in the PRC with limited liability and is a non-wholly owned subsidiary of the Company
“Zhejiang Greentown Education Investment”	Zhejiang Greentown Education Investment Management Co., Ltd. (浙江綠城教育投資管理有限公司), a limited liability company established in the PRC and is directly owned as to 40%, 39% and 21% by Mr. Song Weiping, Mr. Shou Bainian and Ms. Xia Yibo, respectively
“%”	per cent

By Order of the Board
Greentown Service Group Co. Ltd.
Li Hairong
Chairman

Hangzhou, the PRC

13 August 2018

As at the date of this announcement, the executive Directors are Ms. LI Hairong (Chairman), Mr. YANG Zhangfa, Mr. WU Zhihua and Mr. CHEN Hao; the non-executive Directors are Mr. SHOU Bainian and Ms. XIA Yibo; and the independent non-executive Directors are Mr. LI Feng, Mr. POON Chiu Kwok and Mr. WONG Ka Yi.