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DREAM INTERNATIONAL LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 1126)

CONTINUING CONNECTED TRANSACTION

The Directors announce that on 4 September 2008, Dream INKO, a wholly owned subsidiary of the Group, entered into the Property Lease Agreement (the “PLA”) to renew the Previous Property Lease Agreement (the “PPLA”) with C&H Korea, a connected person of the Company within the meaning of the Listing Rules, for the leasing of the Premises owned by C&H Korea. Dream INKO has been occupying the Premises as office owned by C&H Korea since 18 July 2003. The terms of the PLA were the same as those of the PPLA and were agreed after arm’s length negotiation by reference to enquiries made with other landlords, tenants and real estates agents in the proximity area.

As C&H Korea is the substantial shareholder of the Company, the PLA constitutes a continuing connected transaction of the Company under the Listing Rules. Since the total rental and administrative expenses payable in respect of the PLA represents more than 0.1% but less than 2.5% of the applicable percentage ratios in respect of the Company, the entering into the PLA is only subject to the reporting and announcement requirements set out in Rules 14A.45 to 14A.47 of the Listing Rules and annual review requirements and is exempt from the independent shareholders’ approval requirements.

On 4 September 2008, Dream INKO, a wholly owned subsidiary of the Group, entered into the PLA described below with C&H Korea.

A. THE PROPERTY LEASE AGREEMENT

Certain terms of the PLA is summarized below:—

PROPERTY LEASE AGREEMENT

Date: 4 September 2008

Parties: (i) C&H Korea as landlord
(ii) Dream INKO as tenant

Premises: Floors 9th and 10th, and part of the 1st and 3rd basements of C&H Building, 154-8, Samsung-dong, Gangnam-Gu, Seoul, Korea used as business office of Dream INKO (total gross floor area of 1,907m²).

Term:	From August 2008 to 3 July 2009 (both dates inclusive).
Rental and administrative expenses:	Totally Korean Won 29,366,000 per month (approximately equivalent to HK\$220,245 per month) including rental payment of Korean Won 16,026,000 per month (approximately equivalent to HK\$120,195 per month) which shall be payable in cash to the landlord on or before the last day of each month and administrative expense of Korean Won 13,340,000 per month (approximately equivalent to HK\$100,050 per month) which shall be payable in cash to the landlord five days before the start of each month.
Caps of the charges:	The aggregate charges payable by the Company under the PLA for the 5-month period from 1 August 2008 to 31 December 2008 is Korean Won 146,830,000 (approximately equivalent to HK\$1,101,225) and for the 7-month period from 1 January 2009 to 31 July 2009 is Korean Won 205,562,000 (approximately equivalent to HK\$1,541,715). The above aggregate charges are derived from the fixed amount of the total rental and administrative expenses for the lease period proportionally. The Directors (including the independent non-executive Directors) have determined the above caps on the basis of the relevant charges (namely rental and administrative expenses) as set out in the PLA, on which they formed the opinion, is fair and reasonable, and in the ordinary and usual course of business of the Group and are in the interests of the Group and the shareholders of the Company as a whole.

B. REASONS FOR THE CONTINUING CONNECTED TRANSACTION

Dream INKO, which was the previous plush toys business arm of C&H Korea, has been occupying the Premises owned by C&H Korea before and after its acquisition by the Group on 18 July 2003. In order to avoid unnecessary moving cost and business interruption, the Board considered it most favourable for Dream INKO to retain the existing Premises and to renew the PPLA. The annual cap and total rental and administrative expenses payable under the PLA for total gross floor area of 1,907m² will be Korean Won 352,392,000 (approximately equivalent to HK\$2,642,940) for the year from 1 August 2008 to 31 July 2009. The annual cap and total rental payment and administrative expenses according to PPLA for total gross floor area of 1,907m² amounted to Korean Won 352,392,000 (approximately equivalent to HK\$2,960,093) for the year from 1 August 2007 to 31 July 2008. The terms of the PLA were on terms the same as those of the PPLA. The terms of the PLA were agreed after arm's length negotiation by reference to enquiries made with other landlords, tenants and real estates agents in the proximity area. The PLA will be subject to renewal upon its expiry and the Company will ensure compliance with the Listing Rules requirements upon renewal of the PLA.

The Directors (including the independent non-executive Directors) consider that the PLA is made on normal commercial terms and on terms no less favourable to the Group than those available from independent third parties, the terms are fair and reasonable and in the ordinary and usual course of business of the Group and are in the interests of the Group and the shareholders of the Company as a whole.

C. GENERAL

The Company is a manufacturing company and its subsidiaries are principally engaged in the design, development, manufacturing and sales of a wide range of plush stuffed toys as well as steel and plastic toys on OEM and ODM basis.

Dream INKO was the previous plush toys business arm of C&H Korea. It became the wholly owned subsidiary of the Group since 18 July 2003. Since then, it has been continuing to specialize in design, development and trading of the plush toys business of the Group.

C&H Korea was incorporated in the Republic of Korea with businesses comprising holding of commercial building in Seoul, leather goods and accessory agency, fabric and textiles manufacturing and investment holdings.

D. CONTINUING CONNECTED TRANSACTION

As C&H Korea is the substantial shareholder of the Company, the PLA constitutes a continuing connected transaction of the Company under the Listing Rules. Since the total rental and administrative expenses payable in respect of the PLA represents more than 0.1% but less than 2.5% of the applicable percentage ratios in respect of the Company, the entering into the PLA is only subject to reporting and announcement requirements set out in Rules 14A.45 to 14A.47 of the Listing Rules and annual review requirements and is exempt from the independent shareholders' approval requirements.

E. DEFINITIONS

In this announcement, unless the context requires otherwise, the following terms have the meanings set out below:

“Board”	the board of Directors of the Company
“C&H Korea”	C & H Co., Ltd., a company incorporated in the Republic of Korea and being the substantial shareholder of the Company holding 57.27% of the issued share capital of the Company
“Company”	Dream International Limited, a company incorporated in Hong Kong with limited liability and the shares of which are listed on the main board of the Stock Exchange
“Directors”	the directors of the Company
“Dream INKO”	Dream INKO Co., Ltd., a company incorporated in the Republic of Korea and being the wholly owned subsidiary of the Group
“Group”	Dream International Limited and its subsidiaries
“HK\$”	Hong Kong Dollars, the lawful currency of the Hong Kong Special Administrative Region of PRC
“Korean Won”	The legal tender of the Republic of Korea. The translation rate of Korean Won to HK\$ adopted in this announcement was 1 Korean Won to 0.0075 HK\$.

“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“ODM”	original design manufacturing, under which the manufacturer creates and owns both the circuitry pattern and cosmetic design of the products which are sold under the brandname of the customer or the Group
“OEM”	original equipment manufacturing, under which products are designed and manufactured in whole or in part in accordance with customer’s specifications and are marketed under the customer’s brandname using the customer’s character licensed products
“PPLA”	Previous Property Lease Agreement for total gross floor area of 1,907m ² dated 24 August 2007 entered into between C&H Korea and Dream INKO in respect of the Premises, which expired on 31 July 2008
“PLA”	Property Lease Agreement for total gross floor area of 1,907m ² dated 4 September 2008 entered into between C&H Korea and Dream INKO in respect of the Premises
“Premises”	the subject matter of the PLA is composed of floors 9th and 10th, and part of the 1st and 3rd basements of C&H Building, 154-8, Samsung-dong, Gangnam-Gu, Seoul, Korea
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

By Order of the Board
Dream International Limited
Young M. LEE
Executive Managing Director

Hong Kong, 4 September 2008

The Directors of the Company as at the date of this announcement are as follows:

Executive Directors:

Mr. Kyoo Yoon Choi (*Chairman*)
Mr. Young M. Lee
Mr. James Wang
Mr. Jung Kuk Lee
Mr. Hyun Ho Kim

Independent Non-Executive Directors:

Professor Cheong Heon Yi
Dr. Chan Yoo
Professor Byong Hun Ahn
Mr. Oliver, Shing Kay Wong