

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme IFC Capital Limited

ACN/ARSN ACN 087 737 068

1. Details of substantial holder (1)

Name Sun Hung Kai & Co. Limited and each of the entities listed in Annexure A

ACN/ARSN (if applicable) _____

The holder became a substantial holder on 27/11/2008

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary	12,132,895	12,132,895	19.48%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Sun Hung Kai & Co. Limited	Sun Hung Kai & Co. Limited has a 100% interest over Sun Hung Kai Securities Limited, and accordingly, has a relevant interest in the same ordinary shares in which Sun Hung Kai Securities Limited has a relevant interest.	12,132,895 ordinary shares
Sun Hung Kai Securities Limited	Sun Hung Kai Securities Limited has a 100% interest over SHK Online Limited, and accordingly, has a relevant interest in the same ordinary shares in which SHK Online Limited has a relevant interest.	12,132,895 ordinary shares
SHK Online Limited	SHK Online Limited has a 100% interest over Sun Hung Kai Securities (Overseas) Limited, and accordingly, has a relevant interest in the same ordinary shares in which Sun Hung Kai Securities (Overseas) Limited has a relevant interest.	12,132,895 ordinary shares
Sun Hung Kai Securities (Overseas) Limited	Holder of securities Power to exercise, or control the exercise of the right to vote attached to the securities and dispose of the securities.	12,132,895 ordinary shares

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Sun Hung Kai & Co. Limited	Sun Hung Kai Investment Services Limited <Clients Account>	Sun Hung Kai Securities (Overseas) Limited	12,132,895 ordinary shares
Sun Hung Kai Securities Limited	Sun Hung Kai Investment Services Limited <Clients Account>	Sun Hung Kai Securities (Overseas) Limited	12,132,895 ordinary shares
SHK Online Limited	Sun Hung Kai Investment Services Limited <Clients Account>	Sun Hung Kai Securities (Overseas) Limited	12,132,895 ordinary shares
Sun Hung Kai Securities (Overseas) Limited	Sun Hung Kai Investment Services Limited <Clients Account>	Sun Hung Kai Securities (Overseas) Limited	12,132,895 ordinary shares

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
Sun Hung Kai Securities (Overseas) Limited	27 November 2008	\$1,213,289.50		12,132,895 ordinary shares

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:


Name and ACN/ARSN (if applicable)	Nature of association
SHK Online Limited	SHK Online Limited directly controls Sun Hung Kai Securities (Overseas) Limited
Sun Hung Kai Securities Limited	Sun Hung Kai Securities Limited directly controls SHK Online Limited
Sun Hung Kai & Co. Limited	Sun Hung Kai & Co. Limited directly controls Sun Hung Kai Securities Limited

7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Sun Hung Kai & Co. Limited	12 th Floor, CITIC Tower, 1 Tim Mei Avenue, Central, Hong Kong
See Annexure A	

Signature

print name	Joseph TONG Tang as Director for and on behalf of Sun Hung Kai & Co. Limited	capacity	Director or authorised person
sign here		date	1/12/2008

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown."
- (9) Details of the consideration must include any and all benefits, moneys and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

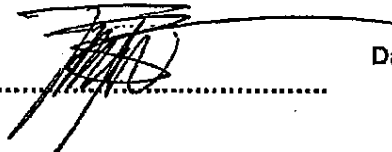
Annexure A

This is the Annexure "A" of 1 page referred to in Form 603 – Notice of Initial Substantial Holder.

Sun Hung Kai Group

Entity	Address	Country of incorporation
Sun Hung Kai Securities Limited	12 th Floor, CITIC Tower, 1 Tim Mei Avenue, Central, Hong Kong	Hong Kong
SHK Online Limited	12 th Floor, CITIC Tower, 1 Tim Mei Avenue, Central, Hong Kong	Hong Kong
Sun Hung Kai Securities (Overseas) Limited	12 th Floor, CITIC Tower, 1 Tim Mei Avenue, Central, Hong Kong	Hong Kong

Signed:


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Date:

1 December 2008
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Name:

Joseph TONG Tang as Director for and on behalf of Sun Hung Kai & Co. Limited
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