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China Elite Holdings Limited

To: Mr Hai-Young Lu
Company Secretary
Tian An Australia Limited

By email: hlu@tianan.com.au

To: Australian Securities Exchange
Company Announcements Office

By fax: +61 2 9778 0999

From: Mark Wong
Director

2 August 2017

Dear Sir / Madam

Tian An Australia Limited (ACN 009 134 114) - Notice of initial substantial holder

We enclose a Notice of Initial Substantial Holder (Form 603) in respect of the interests held by Allied Group Limited, Allied Properties (H.K.) Limited, Fine Class Holdings Limited, China Elite Holdings Limited and the Lee and Lee Trust (**the Companies**) in Tian An Australia Limited (ASX:TIA) (**TIA**).

The Companies holds a relevant interest under section 608(3) of the *Corporations Act 2001* (Cth) in the same securities in TIA in which Tian An China Investments Company Limited (**TACI**) and any of its related bodies corporate have a relevant interest. Therefore, the relevant interest being notified is not an additional interest and the Companies have not acquired any securities in TIA. The relevant interest arose at the same time that TACI acquired its relevant interest in TIA, but the Companies have only recently become aware of its obligation to lodge a notice in addition to previous notices given on behalf of TACI.

Any change of relevant interests held by TACI in TIA will also result in the same change of relevant interests held by the Companies in TIA and may not be separately notified in the future.

Yours faithfully,

Mark Wong
Director

For personal use only

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme Tian An Australia Limited ("TIA")

ACN/ARSN ACN 009 134 114

1. Details of substantial holder (1)

Name China Elite Holdings Limited and its related bodies corporate, including the related bodies corporate and other entities listed in Section 1 of Annexure A ("Allied Group")

ACN/ARSN (if applicable) N/A

The holder became a substantial holder on 15/07/15

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)
See Section 2 of Annexure A			

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
See Section 3 of Annexure A		

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
See Section 4 of Annexure A			

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	
See Section 5 of Annexure A				

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
See Section 6 of Annexure A	

7. Addresses

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

Name	Address
See Section 7 of Annexure A	

Signature

For and on behalf of
CHINA ELITE HOLDINGS LIMITED



.....
Authorised Signature(s)

print name **MARK WONG**

capacity **Director**

sign here

date **02/August/2017**

DIRECTIONS

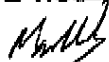
- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially 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"

Form 603
Notice of Initial Substantial HolderTian An Australia Limited
ACN 009 134 114

This Annexure "A" of 2 pages referred to in the Form 603 (Notice of Initial Substantial Holder), signed by me and dated 2 August 2017.

For and on behalf of
CHINA ELITE HOLDINGS LIMITED

Authorized Signature(s)

Signed: Mark Wong

1. Details of substantial holder

Substantial holder (Allied Group)
China Elite Holdings Limited (being a wholly owned subsidiary of FCHL)
Fine Class Holdings Limited (FCHL) (being a wholly owned subsidiary of APHKL)
Allied Properties (H.K.) Limited (APHKL) (being a wholly owned subsidiary of AGL)
Allied Group Limited (AGL) (being a subsidiary of Lee and Lee Trust)
Lee and Lee Trust (trustees: Lee Seng Hui, Lee Su Hwei and Lee Seng Huang)

2. Details of voting power

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Fully paid ordinary shares (ORD shares)	29,843,143	29,843,143	34.46%

3. Details of relevant interests

Holder of relevant interest	Nature of relevant interest (7)	Class and number securities
Allied Group	Allied Group has more than 20% voting power in the securities of Tian An China Investments Company Limited (TACI). By reason of section 608(3) of the <i>Corporations Act 2001</i> (Cth), Allied Group has the same relevant interest as TACI has in TIA.	29,843,143 ORD shares

4. Details of present registered holders

Holder of relevant interest	Registered holder of securities	Person entitled to be registered (8)	Class and number of securities
Allied Group	Sun Hung Kai Investment Services Limited (as nominee)	Sun Hung Kai Investment Services Limited (as nominee)	29,843,143 ORD shares

5. Consideration

Holder of interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
Allied Group	15/07/15	N/A	N/A	29,843,143 ORD shares

6. Associates

Name and ACN/ARSN (if applicable)	Nature of association
See section 1 above.	See section 1 above.

7. Addresses

Name	Address
China Elite Holdings Limited	Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands
Fine Class Holdings Limited	Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands
Allied Properties (H.K.) Limited	22nd Floor, Allied Kajima Building, 138 Gloucester Road, Wanchai, Hong Kong
Allied Group Limited	22nd Floor, Allied Kajima Building, 138 Gloucester Road, Wanchai, Hong Kong
Lee and Lee Trust	24th Floor, Allied Kajima Building, 138 Gloucester Road, Wanchai, Hong Kong