



TAI SANG LAND DEVELOPMENT LIMITED

大生地產發展有限公司

(incorporated in Hong Kong with limited liability)

(Stock Code: 89)

ANNOUNCEMENT MADE PURSUANT TO RULE 13.09 OF THE LISTING RULES POSSIBLE MAJOR TRANSACTION

On 15 June 2006, the Company entered into the Heads of Agreement to, subject to, inter alia, the entering into of a Formal Agreement, dispose of the Properties.

As the amount of the relevant percentage ratio calculated pursuant to Rule 14.07 of the Listing Rules may exceed 25% but less than 75%, the Disposal may possibly constitute a major transaction for the Company under the Listing Rules if the Formal Agreement is entered into, and the Disposal may be subject to the approval by the Shareholders. Further announcement will be made by the Company if a Formal Agreement is entered into.

The Heads of Agreement is non-legally binding and the Disposal is subject to the entering into of a Formal Agreement. As the negotiations on the Disposal are still at a preliminary stage and no agreement as to the terms have been reached, a Formal Agreement may or may not be entered into and the Disposal may or may not proceed. Shareholders and investors are therefore advised to exercise caution when dealing in the Shares. Trading in the Shares has been suspended at the request of the Company with effect from 2:33 p.m. on 15 June 2006 pending the release of this announcement. Application has been made to the Stock Exchange for resumption in trading of the Shares with effect from 9:30 a.m. on 19 June 2006.

On 15 June 2006, the Company entered into the Heads of Agreement with a third party independent of the Company and its connected persons as defined under the Listing Rules to, subject to, inter alia, the entering into of a Formal Agreement, dispose of the Properties. The Properties are located at Tai Sang Shatin Warehouse Centre, No. 6 Wong Chuk Yeung Street, Fo Tan, New Territories, Hong Kong and comprise industrial units and parking spaces. The Properties are currently held by the Company for rental purposes. It is envisaged that the operations of the Properties will not be affected by the Disposal.

As the amount of the relevant percentage ratio calculated pursuant to Rule 14.07 of the Listing Rules may exceed 25% but less than 75%, the Disposal may possibly constitute a major transaction for the Company under the Listing Rules if a Formal Agreement is entered into, and the Disposal may be subject to approval by the Shareholders by a majority vote at a general meeting, or obtaining of a written approval approving the Disposal from a Shareholder or a closely allied group of Shareholders which in aggregate hold more than 50% of the issued share capital giving the right to attend and vote at that general meeting of the Company, provided that no Shareholder is required to abstain from voting at the said meeting. Further announcement will be made by the Company if a Formal Agreement is entered into.

The Heads of Agreement is non-legally binding and the Disposal is subject to the entering into of a Formal Agreement. As the negotiations on the Disposal are still at a preliminary stage and no agreement as to the terms have been reached, a Formal Agreement may or may not be entered into and the Disposal may or may not proceed. Shareholders and investors are therefore advised to exercise caution when dealing in the Shares. Trading in the Shares has been suspended at the request of the Company with effect from 2:33 p.m. on 15 June 2006 pending the release of this announcement. Application has been made to the Stock Exchange for resumption in trading of the Shares with effect from 9:30 a.m. on 19 June 2006.

As at the date of this announcement, the Board comprised of twelve directors, of which Mr Ma Ching Wai, William, Mr Ma Ching Kuen, Alfred, Ms Ma Ching Sau, Amy, Ms Ma Ching Man, Katy, Ms Ma Ching Keung, Ruth, Mr Ma Ching Hang, Patrick, Ms Ma Ching Kwai, Ida and Mr Ma Ching Yeung, Philip are executive directors, Mr Cheung Wing Yui, Edward is a non-executive director, and Mr Chau Kwok Fun, Kevin, Mr Tan Soo Kiu and Mr Wong Hing Kwok, William are independent non-executive directors.

DEFINITIONS

"Board"	the board of directors of the Company
"Company"	Tai Sang Land Development Limited
"Disposal"	the disposal of the Properties referred to in the Heads of Agreement
"Formal Agreement"	a formal sale and purchase agreement in relation to the Disposal to be entered into by, inter alia, the Company
"Heads of Agreement"	the heads of terms agreement entered into by, inter alia, the Company on 15 June 2006 in relation to the Disposal
"Listing Rules"	Rules Governing the Listing of Securities on the Stock Exchange
"Properties"	various industrial units and parking spaces located at Tai Sang Shatin Warehouse Centre, No. 6 Wong Chuk Yeung Street, Fo Tan, New Territories, Hong Kong
"Shares"	shares of HK\$1 each in the capital of the Company
"Shareholders"	holders of Shares
"Stock Exchange"	The Stock Exchange of Hong Kong Limited

By Order of the Board
TAI SANG LAND DEVELOPMENT LIMITED
Ma Ching Man, Katy
Company Secretary