



ALLIED GROUP LIMITED

(聯合集團有限公司)

(Incorporated in Hong Kong with limited liability)

(Stock Code: 373)



ALLIED PROPERTIES (H.K.) LIMITED

(聯合地產(香港)有限公司)

(Incorporated in Hong Kong with limited liability)

(Stock Code: 56)



新鴻基有限公司

SUN HUNG KAI & CO. LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 86)

**JOINT ANNOUNCEMENT MADE PURSUANT TO
RULE 13.09 OF THE LISTING RULES**

This announcement is made pursuant to Rule 13.09 of the Listing Rules in connection with the release of a security executed in favour of Ranbridge for an extended revolving credit facility of HK\$280,000,000 granted by Ranbridge to Join View (the “**Extended Loan Facility**”).

Reference is made to the Joint Announcement dated 8 November 2005, the Circulars all dated 25 November 2005 and the Tian An China Announcement dated 23 December 2005.

This announcement is made pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

Reference is made to the joint announcement dated 8 November 2005 issued by Allied Group Limited (“**AGL**”), Allied Properties (H.K.) Limited (“**APL**”) and Sun Hung Kai & Co. Limited (“**SHK**”) (the “**Joint Announcement**”), the circulars all dated 25 November 2005 issued by AGL, APL and SHK respectively (the “**Circulars**”) regarding a supplemental loan agreement (the “**Supplemental Loan Agreement**”) entered into between, inter alia, Join View Development Limited (“**Join View**”), which is an indirect wholly-owned subsidiary of Tian An China Investments Company Limited (“**Tian An China**”), as borrower and Ranbridge Finance Limited (“**Ranbridge**”), which is a direct wholly-owned subsidiary of SHK, as lender pursuant to which Ranbridge agreed to increase the revolving credit facility made available to Join View under a loan agreement dated 2 March 2005 from HK\$100,000,000 to HK\$280,000,000 which was secured, inter alia, by a share mortgage charging over the entire issued share capital of Sky Full Enterprises Limited (“**Sky Full**”) in favour of Ranbridge (the “**Sky Full Share Mortgage**”). Sky Full is, as at the date of this announcement, interested in 50% of the entire registered capital of Shanghai New Union Building Co., Ltd. (上海新聯誼大廈有限公司) (“**Shanghai New Union**”) which is the registered owner of a property situated in Shanghai with a site area of approximately 5,158 square meters.

Reference is also made to the announcement issued by Tian An China on 23 December 2005 in connection with the discloseable transactions regarding the disposal of interest in Shanghai Interunited Co., Ltd. and Shanghai New Union as well as the release of the Sky Full Share Mortgage (the “**Tian An China Announcement**”).

On 7 December 2005, Ranbridge received a request for its consent to the disposal by Sky Full of its entire interest in Shanghai New Union and the execution of all agreements related to such disposal as well as the performance and completion thereof on the condition that proceeds to be remitted to Hong Kong in form of Hong Kong dollars resulting from such disposal shall be paid to Ranbridge or to its order upon receiving of the same after completion thereof in reduction of the principal amount of the loan owing by Join View under the Supplemental Loan Agreement, whereupon the Sky Full Share Mortgage shall be contemporaneously released and discharged.

On 13 December 2005, Ranbridge granted such written consent to Sky Full while all other terms and conditions under the Supplemental Loan Agreement will continue in force. Repayment of the indebtedness of Join View under the Supplemental Loan Agreement will continue to be secured by the guarantee provided by Tian An China, Sky Full and Tian An Real Estate Agency (China) Limited (“**Tian An Real Estate Agency**”), which is also an indirect wholly-owned subsidiary of Tian An China, as well as the share mortgage charging over the entire issued share capital of Tian An Real Estate Agency as disclosed in the Joint Announcement and Circulars. The said guarantee and share mortgage are considered to provide an adequate security coverage for the Extended Loan Facility.

As at the date of this announcement, SHK is held as to approximately 74.99% by APL which in turn is held as to approximately 74.93% by AGL.

On behalf of the Board
Allied Group Limited
Edwin Lo King Yau
Executive Director

On behalf of the Board
Allied Properties (H.K.) Limited
Li Chi Kong
Executive Director

On behalf of the Board
Sun Hung Kai & Co. Limited
Joseph Tong Tang
Executive Director

Hong Kong, 30 December 2005

As at the date of this announcement, the board of directors of Allied Group Limited comprises Messrs. Lee Seng Hui (Chief Executive) and Edwin Lo King Yau being the executive directors, Ms. Lee Su Hwei and Mr. Arthur George Dew being the non-executive directors, and Messrs. Wong Po Yan, David Craig Bartlett and John Douglas Mackie being the independent non-executive directors.

As at the date of this announcement, the board of directors of Allied Properties (H.K.) Limited comprises Messrs. Patrick Lee Seng Wei (Chief Executive) and Li Chi Kong being the executive directors, Messrs. Henry Lai Hin Wing and Steven Lee Siu Chung being the non-executive directors, and Messrs. John Douglas Mackie and Steven Samuel Zoellner being the independent non-executive directors.

As at the date of this announcement, the board of directors of Sun Hung Kai & Co. Limited comprises Messrs. Patrick Lee Seng Wei and Joseph Tong Tang being the executive directors, Mr. Arthur George Dew (Chairman) being a non-executive director, and Messrs. David Craig Bartlett, Carlisle Caldwell Procter and Peter Wong Man Kong being the independent non-executive directors.