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ANNOUNCEMENT PURSUANT TO RULE 13.09 OF THE LISTING RULES

On 6 April 2006, Coastal Realty Investment (China) Limited, a wholly owned subsidiary of the Company, signed the Auction Confirmation with 山東匯豐拍賣有限公司 (transliterated as Shandong Huifeng Auction Company Limited) to acquire the Sale Shares, for a total consideration of RMB66,728,764 (equivalent to approximately HK\$64,162,273). Shanghai Fenghwa and its subsidiaries are principally engaged in industrial investment management, rental of properties held, property management, hotel management, stationery and sporting goods, crafting items, packaging materials and business consultancy.

THE AUCTION CONFIRMATION

Date: 6 April 2006

Parties:

Purchaser: Coastal Realty Investment (China) Limited

Vendor: 山東匯豐拍賣有限公司 (transliterated as Shandong Huifeng Auction Company Limited)

To the best of the Directors' knowledge, information and belief and having made all reasonable enquiries, the Vendor and its ultimate beneficial owner(s), are third parties independent of the Group and their connected persons.

The Purchaser is a wholly owned subsidiary of the Company established in the PRC and is principally engaged in investment holdings.

Assets to be acquired

Pursuant to the Auction Confirmation, the Purchaser has agreed to acquire and the Vendor has agreed to sell the Sale Shares, representing approximately 21.13% of the issued share capital of Shanghai Fenghwa as at the date of this announcement.

Consideration

The aggregate cash consideration for the Sale Shares is RMB66,728,764 (equivalent to approximately HK\$64,162,273), which shall be paid by the Purchaser to the Vendor in cash on or before 13 April 2006.

The consideration for the Sale Shares was arrived at in an auction conducted in the PRC. The Directors consider the terms and conditions of the Acquisition to be fair and reasonable and on normal commercial terms and are in the interests of the Company and the shareholders of the Company as a whole.

CONDITION

Completion is conditional upon and subject to all necessary approvals, consents, authorisation and licences in relation to the Acquisition having been obtained from the relevant PRC authorities.

Upon Completion, Shanghai Fenghwa will become an associated company of the Group.

INFORMATION OF SHANGHAI FENGHWA

Shanghai Fenghwa and its subsidiaries are principally engaged in industrial investment management, rental of properties held, property management, hotel management, stationery and sporting goods, crafting items, packaging materials and business consultancy.

Based on the audited consolidated accounts of Shanghai Fenghwa for the year ended 31 December 2005, the turnover of Shanghai Fenghwa was approximately RMB115 million (equivalent to approximately HK\$111 million) and the net profit of Shanghai Fenghwa was approximately RMB10 million (equivalent to approximately HK\$9.6 million).

As at 31 December 2005, the audited consolidated total assets of Shanghai Fenghwa was approximately RMB688 million (equivalent to approximately HK\$662 million) and the audited consolidated net asset value of Shanghai Fenghwa was approximately RMB218 million (equivalent to approximately HK\$210 million).

Based on the audited consolidated accounts of Shanghai Fenghwa for the year ended 31 December 2004, the turnover of Shanghai Fenghwa was approximately RMB125 million (equivalent to approximately HK\$120 million) and the net profit of Shanghai Fenghwa was approximately RMB4.9 million (equivalent to approximately HK\$4.7 million).

REASONS FOR THE ACQUISITION

The Company is an investment holding company. The Group is principally engaged in the property development, property investment and provision of property management services.

The Directors consider the Acquisition as a strategic move to hold a substantial equity stake in a listed company in the PRC.

The Board is of the view that the terms of the Acquisition are fair and reasonable and the Acquisition is in the interests of the Company and the shareholders of the Company as a whole.

DEFINITIONS

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

“Acquisition”	the acquisition of the Sale Shares on the terms contained in the Auction Confirmation
“associates”	has the same meaning ascribed to such term under the Listing Rules

“Auction Confirmation”	the auction confirmation dated 6 April 2006 signed by the Purchaser and the Vendor relating to the sale and purchase of the Sale Shares
“Board”	board of the Directors
“Company”	Coastal Greenland Limited, a company incorporated in Bermuda with limited liability and the issued shares of which are listed on the Stock Exchange
“Completion”	completion of the sale and purchase of the Sale Shares in accordance with the terms of the Auction Confirmation and the conditions as set out in this announcement
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Director(s)”	director(s) of the Company
“Group”	the Company and its subsidiaries
“Hong Kong”	Hong Kong Special Administrative Region of the People’s Republic of China
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“PRC”	the People’s Republic of China, which for the purpose of this announcement, shall exclude Hong Kong, Macau Special Administrative Region of the People’s Republic of China and Taiwan
“Purchaser”	Coastal Realty Investment (China) Limited, a company established in the PRC, a wholly owned subsidiary of the Company and the purchaser of the Sale Shares
“Sale Shares”	31,775,602 non-circulating shares in the capital of Shanghai Fenghwa, representing approximately 21.13% of the entire issued share capital of Shanghai Fenghwa as at the date of this announcement
“Shanghai Fenghwa”	Shanghai Fenghwa Group Company Limited, a company established in the PRC, part of the shares of which are listed on the Shanghai Stock Exchange
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Vendor”	山東匯豐拍賣有限公司 (transliterated as Shandong Huifeng Auction Company Limited), the vendor of the Sale Shares
“HK\$”	Hong Kong dollar(s), the lawful currency of Hong Kong

“RMB”

Renminbi, the lawful currency of the PRC

“%”

per cent.

The exchange rate used in this announcement of HK\$1.00 to RMB1.04 is for illustrative purposes only.

By order of the board of
Coastal Greenland Limited
Chan Boon Teong
Chairman

Hong Kong, 7 April 2006

* *For identification purpose only*

As at the date of this announcement, the board of Directors comprises Mr. Chan Boon Teong, Mr. Jiang Ming, Mr. Tao Lin, Mr. Cheng Wing Bor and Mr. Lin Chen Hsin, as executive Directors, Mr. Zheng Hong Qing, as non-executive Director and Mr. Tang Lap Yan, Mr. Law Kin Ho and Mr. Wong Kai Cheong as independent non-executive Directors.

*Please also refer to the published version of this announcement in
The Standard and Sing Tao Daily.*