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DAN FORM HOLDINGS COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock Code: 271)

DISCLOSEABLE TRANSACTION ACQUISITION OF PROPERTY

On 28 July 2009, the Company as purchaser entered into the Preliminary Sale and Purchase Agreement with the Vendor, pursuant to which the Vendor agreed to sell, and the Company agreed to purchase, the Property at the consideration of HK\$69,255,000.

The Acquisition and the transaction contemplated under the Preliminary Sale and Purchase Agreement constitute a discloseable transaction for the Company pursuant to Rule 14.06(2) of the Listing Rules.

THE PRELIMINARY SALE AND PURCHASE AGREEMENT

The principal terms of the Preliminary Sale and Purchase Agreement are as follows:-

1. Date

28 July 2009

2. Parties

- (i) the Company as purchaser; and
- (ii) Nan Hua International Engineering Company Limited as vendor. The Vendor is principally engaged in engineering and construction related businesses and the export of building materials.

To the best knowledge, information and belief of the Directors having made all reasonable enquiries, the Vendor and its ultimate beneficial owner are third parties independent of the Company and its connected persons.

3. Assets to be acquired

The Property comprises (a) the Unit with a saleable area of approximately 986.958 sq.m. and (b) the Car Parking Space with a saleable area of approximately 12.5 sq.m. The total gross floor area for the Unit is approximately 13,851 square feet. The Property is for non-residential use.

The Property will be sold with vacant possession to be given to the Company.

4. Consideration

The consideration payable by the Company for the Acquisition is HK\$69,255,000 and will be payable in the following manner:

- (i) HK\$3,462,750 had been paid by the Company to the Vendor's solicitors as stakeholder upon signing of the Preliminary Sale and Purchase Agreement as initial deposit;
- (ii) a further HK\$3,462,750 shall be paid by the Company on or before 12 August 2009; and
- (iii) the balance of HK\$62,329,500 will be payable upon Completion.

A fee of HK\$620,000 will be payable by the Company to the Agent as commission.

The Consideration was determined after arm's length negotiations between the Purchaser and the Vendor with reference to the recent transaction prices of similar properties in the same building.

The initial deposit of HK\$3,462,750 together with the balance of the Consideration was and will be financed entirely from the Company's internal resources.

5. Completion

Completion will take place within twelve (12) days after the Company being notified in writing that (i) the developer of the Property has obtained the occupation permit for the Property and is in a position validly to assign the Property to the Vendor; or (ii) the occupation permit and the certificate of compliance for the Property have been issued, whichever is earlier.

It is currently anticipated that Completion will take place on or before the end of December 2009.

6. Failure to complete

Pursuant to the Preliminary Sale and Purchase Agreement, in the event that the Company fails to complete the purchase of the Property in the manner contained in the Preliminary Sale and Purchase Agreement, the Vendor may forfeit the deposit and shall then be entitled at its absolute discretion to sell the Property to anyone it thinks fit. Conversely, if the Vendor fails to complete the sale of the Property, the Vendor shall immediately compensate the Company with a sum equivalent to the amount of the deposit paid by the Company as liquidated damages together with the refund of the deposit.

Furthermore, the defaulting party shall be liable to compensate forthwith the Agent a fee of HK\$1,312,150 as liquidated damages and for the payment of the stamp duty payable in respect of the Property (if any) in such circumstances.

FORMAL AGREEMENT

The Company will itself or procure its indirect wholly-owned subsidiary, Top Power Development Limited, to enter into the Formal Agreement with the Vendor on or before 12 August 2009.

REASONS AND BENEFITS OF THE ACQUISITION

The Company is principally engaged in property investment and development, estate management and investment holding. The Company intends to hold the Property partially for its own office use to accommodate all its existing office operations which are currently housed in rented property at Room 901-903, Harbour Centre, 25 Harbour Road, Wanchai, Hong Kong and to lease the remaining portion of the Property to generate rental income.

The Directors consider that the Acquisition will enable the Group to save rental expenses by eliminating the need for leasing office space while simultaneously generate additional rental income. Furthermore, the Acquisition will improve the Group's investment portfolio.

The Directors are of the view that the Acquisition is on normal commercial terms, the terms of which are fair and reasonable and are in the interests of the Company and its shareholders as a whole.

IMPLICATIONS UNDER THE LISTING RULES

The Acquisition and the transaction contemplated under the Preliminary Sale and Purchase Agreement constitute a discloseable transaction for the Company pursuant to Rule 14.06(2) of the Listing Rules.

DEFINITIONS

In this announcement, the following expressions have the meanings set out below unless otherwise defined:-

"Acquisition"	the acquisition of the Property by the Company pursuant to the Preliminary Sale and Purchase Agreement;
"Agent"	the property agent acting for the Company and the Vendor in respect of the Acquisition;
"Board"	the board of Directors (or a duly authorized committee thereof for the time being), including the independent non-executive Directors;
"Car Parking Space"	the car parking space No. P24 on the second floor of the development known as "No. 1 Wang Kwong Road", Kowloon, Hong Kong;
"Company"	Dan Form Holdings Company Limited, a company incorporated in Hong Kong with limited liability, the shares of which are listed on the Stock Exchange (Stock Code: 271);
"Completion"	completion of the Acquisition;
"connected person(s)"	has the meaning ascribed to it under the Listing Rules;
"Consideration"	the total consideration for the Acquisition, being HK\$69,255,000;
"Director(s)"	the directors of the Company;
"Formal Agreement"	the formal sale and purchase agreement expected to be

	signed by Top Power Development Limited as the Company's nominee and the Vendor on or before 12 August 2009 for the Acquisition;
"Group"	the Company and its subsidiaries;
"HK\$"	Hong Kong dollars, the lawful currency of Hong Kong;
"Hong Kong"	the 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;
"Preliminary Sale and Purchase Agreement"	the preliminary sale and purchase agreement dated 28 July 2009 entered into between the Company as purchaser and the Vendor in relation to the Acquisition;
"Property"	the Unit and the Car Parking Space;
"Stock Exchange"	The Stock Exchange of Hong Kong Limited;
"Unit"	33rd Floor, Tower A of the development known as "No. 1 Wang Kwong Road", Kwoloon, Hong Kong;
"Vendor"	Nan Hua International Engineering Company Limited, a company incorporated in Hong Kong and being a third party independent of the Company and its connected persons; and
"sq.m"	square metre.

By order of the Board
Dan Form Holdings Company Limited
 Fung Man Yuen
Company Secretary

Hong Kong, 31 July 2009

As at the date of this announcement, the Board comprises five Directors, of whom two are executive Directors, namely Mr. Dai Xiaoming and Mr. Kenneth Hiu King Kon; and three are Independent non-executive Directors, namely Mr. Jesse Nai Chau Leung, Mr. Xiang Bing and Mr. Edward Shen.