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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)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09(1) of the Listing Rules.

The Board wishes to inform the Shareholders and potential investors that the unaudited interim results of the Group for the six months ended 30 June 2012 are expected to record a considerably lower profit as compared with the corresponding period ended 30 June 2011.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

This announcement is made by Tai Sang Land Development Limited (the “Company” together with its subsidiaries, the “Group”) pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities (the “Listing Rules”) on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

The board of directors of the Company (the “Board”) wishes to inform the shareholders of the Company (the “Shareholders”) and potential investors that based on the information currently available, the unaudited interim results of the Group for the six months ended 30 June 2012 are expected to record a considerably lower profit as compared with the corresponding period ended 30 June 2011. This is primarily attributable to the decline of increasing amount in fair value of the Group’s investment properties as compared to the same period in 2011. Nevertheless, the core business of the Group in property investment for rental remains stable and healthy.

As the Group is still in the process of finalizing its unaudited interim results for the six months ended 30 June 2012, the information contained in this announcement is only based on a preliminary assessment by the Board of the information currently available, and such information has not been audited or reviewed by the Company’s auditor. Shareholders and potential investors are advised to refer to the details in the interim results announcement of the Company for the six months ended 30 June 2012 which is expected to be released on 24 August 2012.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
Tai Sang Land Development Limited
Katy Ma Ching Man
Company Secretary

Hong Kong, 6 August 2012

As at the date of this announcement, the Board comprised of eleven directors, of which Mr. Ma Ching Wai, William, Mr. Ma Ching Hang, Patrick, Mr. Ma Ching Kuen, Alfred, Ms. Ma Ching Sau, Amy, Ms. Ma Ching Man, Katy, Ms. Ma Ching Keung, Ruth and Mr. Ma Ching Yeung, Philip are Executive Directors; Mr. Cheung Wing Yui, Edward is Non-executive Director; and Mr. Chau Kwok Fun, Kevin, Mr. Tan Soo Kiu and Mr. Wong Hing Kwok, William are Independent Non-executive Directors.