



PREMIUM LAND LIMITED
(上海策略置地有限公司)*

(Incorporated in Bermuda with limited liability)

(Stock code: 164)

CLARIFICATION ANNOUNCEMENT

The Board would like to make clarification to the announcement of the Company dated 6 February 2006.

Reference is made to the announcements of Premium Land Limited dated 24 January 2006 and 6 February 2006. Unless otherwise defined, capitalized terms used in this announcement have the same meaning as defined in the Company's announcements dated 24 January 2006 and 6 February 2006.

The Board has noted that a statement made by the Board in the announcement of the Company dated 6 February 2006 (the "Announcement") had been omitted inadvertently due to a clerical error. The Board would like to clarify that it should be stated in the Announcement:—

"Save for a possible acquisition which is under preliminary negotiation of the Company as set out in the announcement of the Company dated 24 January 2006, we also confirm that there are no negotiations or agreements relating to intended acquisitions or realizations which are discloseable under rule 13.23, neither is the Board aware of any matter discloseable under the general obligation imposed by rule 13.09, which is or may be of a price-sensitive nature."

The Board would also like to announce that the Company is still in preliminary negotiation regarding an acquisition of certain interests in a PRC property development project. However, as at the date of this announcement, no term has been finalized yet and no definitive agreement has been entered into.

As such acquisition may or may not proceed, shareholders and potential investors of the Company are advised to exercise caution when dealing in the Shares.

By Order of the Board
PREMIUM LAND LIMITED
Dong Bo, Frederic
Director

Hong Kong, 7 February 2006

As at the date of this announcement, the Board comprises two executive Directors, namely Mr. Dong Bo, Frederic and Mr. Cheung Yu Shum, Jenkin and three independent non-executive Directors, namely Mr. Shum Ka Hei, Mr. Pang Haiou and Mr. Zuo Guang.

* *For identification purpose only*

"Please also refer to the published version of this announcement in The Standard."