



PREMIUM LAND LIMITED

上海策略置地有限公司*

(incorporated in Bermuda with limited liability)

(Stock Code: 164)

CHANGE OF COMPANY SECRETARY

The board of directors (the “Board”) of Premium Land Limited (the “Company”) announces that Mr. Lo Kwok Hung, John (“Mr. Lo”) resigned as the company secretary of the Company and Mr. Ma Kwok Hung, Warren (“Mr. Ma”) has been appointed as the company secretary of the Company with effect from 15 December 2006.

Mr. Ma has over 20 years of accounting experience and 7 years as an executive director and company secretary of a Hong Kong listed company. He is an associate member of The Hong Kong Institute of Certified Public Accountants and a fellow member of The Association of Chartered Certified Accountants. He is currently an executive director of the Company.

The Board wishes to express its appreciation to Mr. Lo for his service during his tenure of office.

As at the date of this announcement, the executive directors of the Company are Mr. Ma Kwok Hung, Warren and Mr. Gao Feng; and the independent non-executive directors of the Company are Mr. Wong Hoi Kuen, Edmund, Mr. Chan Chi Yuen, Mr. Chow Siu Ngor, Mr. Pang Haiou and Mr. Zuo Guang.

By order of the Board
PREMIUM LAND LIMITED
Ma Kwok Hung, Warren
Director

Hong Kong, 15 December 2006

* *For identification purposes only*