

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



建業實業有限公司
Chinney Investments, Limited
(Incorporated in Hong Kong with limited liability)
(Stock Code: 216)



漢國置業有限公司
Hon Kwok Land Investment Company, Limited
(Incorporated in Hong Kong with limited liability)
(Stock Code: 160)

MAJOR TRANSACTION

DISCLOSEABLE TRANSACTION

JOINT ANNOUNCEMENT

**ACQUISITION OF 50% OF THE ISSUED SHARE CAPITAL
OF FLORALMIST HOLDINGS LTD.
TOGETHER WITH THE ASSIGNMENT OF RELATED SHAREHOLDER'S LOAN
AND
RESUMPTION OF TRADING**

The directors of Hon Kwok and Chinney would like to announce that on 4 March 2010, High Able, as purchaser, has entered into the Agreement with MSR Asia, as seller, for the acquisition of 50% of the issued share capital of Floralmist and the assignment of related shareholder's loan to High Able for an agreed price of HK\$200,000,000, subject to certain deductions.

Floralmist is an investment holding company and the sole asset of significance held by the Floralmist Group is the Property. The Property is a residential development site located at Dali Yayao Lijiao, Nanhai District, Foshan, PRC (中國佛山市南海大瀝雅瑤立交) with a total site area of approximately 247,987 square metres.

In accordance with the Listing Rules, the Acquisition constitutes a discloseable transaction for Hon Kwok as the applicable percentage ratios exceed 5% but less than 25% and the Acquisition constitutes a major transaction for Chinney as the applicable percentage ratios exceed 25% but less than 100%.

As MSR Asia is an independent third party of Chinney and Hon Kwok, no shareholder of Chinney is required to abstain from voting in the general meeting of Chinney for approving the Acquisition. Chinney has obtained from Chinney Holdings, which holds 57.80% of the issued share capital of Chinney, written approval of the Acquisition. Pursuant to Rule 14.44 of the Listing Rules, the Acquisition, which constitutes a major transaction for Chinney, has been approved by way of written shareholders' approval in lieu of holding a general meeting of Chinney.

A circular containing further information on the Acquisition will be sent to the shareholders of Chinney as soon as practicable.

Trading in the shares of Chinney on the Stock Exchange was suspended from 2:30 p.m. on 4 March 2010 (Thursday) at the request of Chinney pending the release of this announcement. Application has been made to the Stock Exchange for the resumption of trading in the shares of Chinney from 9:30 a.m. on 5 March 2010 (Friday).

THE AGREEMENT

Pursuant to the Agreement, which is signed in Singapore, MSR Asia agreed to sell and High Able agreed to purchase 50% of the issued share capital of Floralmist and MSR Asia also agreed to assign the related shareholder's loan to High Able.

1. Date

4 March 2010

2. Parties

(i) Seller : MSR Asia

(ii) Purchaser : High Able, an indirect wholly-owned subsidiary of Hon Kwok

3. Information of the Floralmist Group and the Property

Floralmist is an investment holding company and is jointly-owned as to 50% by High Able and 50% by MSR Asia before signing of the Agreement. The sole asset of significance held by the Floralmist Group is the Property. The Property is a residential development site located at Dali Yayao Lijiao, Nanhai District, Foshan, PRC (中國佛山市南海大瀝雅瑤立交) with a total site area of approximately 247,987 square metres. It is a site planned for low density residential development with a total gross floor area of approximately 272,786 square metres.

In the books of the Floralmist Group, the carrying cost of the Property as at 31 December 2009 was approximately RMB242 million (equivalent to approximately HK\$275 million). The net asset value of the Floralmist Group and the total amount of the shareholders' loans as at 31 December 2009 was approximately HK\$32 million and HK\$179 million respectively. At the date of the Agreement, the total amount of the shareholder's loan owed by Floralmist to MSR Asia is HK\$89,623,273.

The unaudited net loss before and after tax attributable to the Floralmist Group for the year ended 31 December 2009 were both approximately HK\$176,000. The audited net loss before and after tax attributable to the Floralmist Group for the year ended 31 December 2008 were both approximately HK\$174,000.

Upon completion of the Agreement, Floralmist will become a wholly-owned subsidiary of High Able, which in turn is an indirect wholly-owned subsidiary of Hon Kwok.

4. Agreed Price for the Acquisition and Payment Terms

The agreed price for the Acquisition is HK\$200,000,000 and was agreed at after arm's length negotiations between the parties and by reference to the market value of the Property and the net asset value of the Floralmist Group as at 31 December 2009. The net amount to be paid to the seller for the Acquisition is HK\$172,493,110 which is calculated after deducting from the agreed price for the Acquisition of HK\$200,000,000 by HK\$27,506,890, which represents the amounts paid by the purchaser on behalf of the seller for its agreed share of working capital and other costs incurred by the Floralmist Group prior to the date of the Agreement.

5. Completion of the Acquisition

The Acquisition was completed immediately after signing of the Agreement on 4 March 2010 in Singapore and the net amount of HK\$172,493,110 payable to the seller for the Acquisition has been paid to the seller upon signing of the Agreement and completion of the Acquisition.

REASONS AND BENEFITS FOR THE ACQUISITION

The Hon Kwok Group's core business is to develop and invest in properties. In view of the potential of the development value of the Property and the strong demand for quality residential properties in the PRC, the directors of Hon Kwok believe that the Acquisition is in line with the strategy of the Hon Kwok Group.

The directors of Chinney and Hon Kwok believe that the terms of the Acquisition are fair and reasonable and in the interests of the shareholders of Chinney and Hon Kwok as a whole.

IMPLICATIONS OF THE LISTING RULES

In accordance with the Listing Rules, the Acquisition constitutes a discloseable transaction for Hon Kwok as the applicable percentage ratios exceed 5% but less than 25% and the Acquisition constitutes a major transaction for Chinney as the applicable percentage ratios exceed 25% but less than 100%.

As MSR Asia is an independent third party of Chinney and Hon Kwok, no shareholder of Chinney is required to abstain from voting in the general meeting of Chinney for approving the Acquisition. Chinney has obtained from Chinney Holdings, which holds 57.80% of the issued share capital of Chinney, written approval of the Acquisition. Pursuant to Rule 14.44 of the Listing Rules, the Acquisition, which constitutes a major transaction for Chinney, has been approved by way of written shareholders' approval in lieu of holding a general meeting of Chinney.

A circular containing further information on the Acquisition will be sent to the shareholders of Chinney as soon as practicable.

INFORMATION ON CHINNEY

Chinney is an investment holding company. Its subsidiaries (excluding the Hon Kwok Group) are mainly engaged in garment manufacturing and trading and general investment.

At the date of this announcement, Chinney Holdings is holding 318,675,324 shares of Chinney, representing approximately 57.80% of its issued share capital.

INFORMATION ON HON KWOK

Hon Kwok is an investment holding company. Its subsidiaries are mainly engaged in property development, property investment and property related businesses.

At the date of this announcement, Chinney is holding 261,112,553 shares of Hon Kwok, representing approximately 54.37% of its issued share capital.

INFORMATION ON THE SELLER

MSR Asia is a company incorporated in the Cayman Islands with limited liability and is an investment holding company.

To the best of the knowledge, information and belief of the directors of Chinney and Hon Kwok and having made all reasonable enquiry, MSR Asia and its ultimate beneficial owners are independent third parties of Chinney and Hon Kwok and are not connected persons of Chinney and Hon Kwok.

DIRECTORS OF CHINNEY

At the date of this announcement, the directors are Mr. James Sai-Wing Wong, Ms. Madeline May-Lung Wong, Mr. William Chung-Yue Fan and Mr. Herman Man-Hei Fung and the independent non-executive directors are Dr. Clement Kwok-Hung Young, Mr. Peter Man-Kong Wong and Mr. James C. Chen.

DIRECTORS OF HON KWOK

At the date of this announcement, the directors are Mr. James Sai-Wing Wong, Ms. Madeline May-Lung Wong, Mr. Herman Man-Hei Fung, Mr. Kwok-Wing Cheung, Mr. Yuen-Keung Chan and Mr. Xiao-Ping Li and the independent non-executive directors are Dr. Daniel Chi-Wai Tse, Mr. Kenneth Kin-Hing Lam and Professor Hsin-Kang Chang.

RESUMPTION OF TRADING

Trading in the shares of Chinney on the Stock Exchange was suspended from 2:30 p.m. on 4 March 2010 (Thursday) at the request of Chinney pending the release of this announcement. Application has been made to the Stock Exchange for the resumption of trading in the shares of Chinney from 9:30 a.m. on 5 March 2010 (Friday).

DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions shall have the following meanings:

“Acquisition”	the acquisition of 50% of the issued share capital of Floralmist and the assignment of related shareholder’s loan
“Agreement”	the share purchase agreement dated 4 March 2010 entered into between High Able, as purchaser, and MSR Asia, as seller, for the acquisition of 50% of the issued share capital of Floralmist and the assignment of the related shareholder’s loan to High Able
“associate(s)”	has the meaning ascribed to it under the Listing Rules
“Chinney”	Chinney Investments, Limited, a company incorporated in Hong Kong with limited liability, the shares of which are listed on the Stock Exchange and is the holding company of Hon Kwok

“Chinney Holdings”	Chinney Holdings Limited, a company incorporated in Hong Kong with limited liability and is the holding company of Chinney
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Floralmist”	Floralmist Holdings Ltd., a company incorporated in the British Virgin Islands with limited liability
“Floralmist Group”	Floralmist and its subsidiaries
“High Able”	High Able Group Limited, a company incorporated in the British Virgin Islands with limited liability and is an indirect wholly-owned subsidiary of Hon Kwok
“Hon Kwok”	Hon Kwok Land Investment Company, Limited, a company incorporated in Hong Kong with limited liability and the shares of which are listed on the Stock Exchange
“Hon Kwok Group”	Hon Kwok and its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“HK\$”	Hong Kong dollar(s), the lawful currency of Hong Kong
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“MSR Asia”	MSR Asia Acquisitions VII, Inc., a company incorporated in the Cayman Islands
“Property”	a residential development site located at Dali Yayao Lijiao, Nanhai District, Foshan, PRC (中國佛山市南海大瀝雅瑤立交)
“PRC”	the People’s Republic of China
“RMB”	Renminbi, the lawful currency of the PRC
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

For illustration purpose, RMB has been translated into HK\$ at the exchange rate of HK\$1.00 = RMB0.88. Such translation should not be construed as a representation that any amounts in RMB or HK\$ have been, could have been, or could be, converted at the above rate or any other rates or at all.

By Order of the Board
Chinney Investments, Limited
Wendy Yuk-Ying Chan
Company Secretary

By Order of the Board
Hon Kwok Land Investment Company, Limited
Wendy Yuk-Ying Chan
Company Secretary

Hong Kong, 4 March 2010