

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.



TYSAN HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 687)

ANNOUNCEMENT

PROPERTY SALES UPDATE FOR THE SIX-MONTH PERIOD ENDED 31 MARCH 2014

This announcement is made by Tysan Holdings Limited (the “**Company**”, together with its subsidiaries and associates, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Cap. 571) and Rule 13.09(2)(a) of the Listing Rules.

In order to ensure even dissemination of such property sales data with its shareholders and potential investors, the Company is making this announcement to provide its shareholders the attached property sales update which contain certain operating data of the Group for the six-month period ended 31 March 2014 (the “**Property Sales Update**”). The Property Sales Update is also available on the website of the Company (www.tysan.com). The Property Sales Update has been prepared on the basis of internal management records and it has not been audited or reviewed by an external auditor and, as such, the data is for reference only. The Property Sales Update is not an offer or solicitation for the purchase or sale of any securities or financial instruments or to provide any investment service or investment advice.

Shareholders of the Company and potential investors should exercise caution when investing in or dealing in the securities of the Company.

By order of the board of
TYSAN HOLDINGS LIMITED
Fung Chiu Chak Victor
Vice Chairman and Managing Director

Hong Kong, 2 July 2014

As at the date of this announcement, the executive Directors of the Company are Mr. Fung Chiu Chak, Victor, Mr. Chiu Chin Hung and Mr. Lau Kin Fai; the non-executive Directors of the Company are Mr. Wang Tianbing, Mr. Stuart Morrison Grant, Mr. Yang Han Hsiang, Mr. Justin Wai and Mr. Law Yiu Fat Richard; and the independent non-executive Directors of the Company are Mr. Fan Chor Ho, Mr. Tse Man Bun, Mr. Lung Chee Ming, George and Mr. Li Kit Chee.

Company website: www.tysan.com



TYSAN HOLDINGS LIMITED
(Incorporated in Bermuda with limited liability)
(Stock Code: 687)

PROPERTY SALES UPDATE

Sales Performance for the six-month period from 1 October 2013 to 31 March 2014

1. The Waterfront in Shanghai

For the six months ended 31 March 2014, 18 residential units at The Waterfront were sold and delivered, totaling about 3,500 square meters (“**sqm**”) at an average price of about RMB54,900 per square meter (“**psm**”). In addition, 13 car park spaces were sold and delivered at an average price of about RMB518,900 per car park space.

As of 31 March 2014, The Waterfront had unsold area of:

- Residential: about 11,800 sqm, representing 54 residential units;
- Car Park: about 3,900 sqm, representing 99 car park spaces;
- Non-Residential: about 4,800 sqm, representing primarily street front retail and a historic building.

2. The Riverside in Tianjin

For the six months ended 31 March 2014, 47 residential units at The Riverside were sold and delivered, totaling about 6,500 sqm at an average price of about RMB26,300 psm. In addition, 109 car park spaces were sold and delivered at an average price of about RMB241,000 per car park space.

As of 31 March 2014, The Riverside had unsold area of:

- Residential: about 34,200 sqm, representing 205 residential units;
- Car Park: about 6,000 sqm, representing 185 car park spaces;

- Non-Residential: about 3,900 sqm, representing primarily street front retail and The Riverside's clubhouse.

Remark: As of 31 March 2014, the building ownership certificates and sales permits for the whole of Blocks 3 and 5 (representing about 21,700 sqm) and the clubhouse (representing about 2,100 sqm) have not yet been obtained.

3. **China Garden and Aidu Apartments in Shanghai**

Renovation of China Garden and Aidu Apartment commenced in October 2013 and was in progress as of 31 March 2014. As of 31 March 2014, all residential units of China Garden were left vacant, while 5 residential units of Aidu Apartment had been leased at an average rental of about RMB11,400 per month.

Note: This Property Sales Update has been prepared on the basis of internal management records and it has not been audited or reviewed by an external auditor and, as such, the data contained herein is for reference only. The Property Sales Update is not an offer or solicitation for the purchase or sale of any securities or financial instruments or to provide any investment service or investment advice.