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TYSAN HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 687)

ANNOUNCEMENT

PROPERTY SALES UPDATE FOR THE PERIOD ENDED 30 SEPTEMBER 2013

This announcement is made by Tysan Holdings Limited (the “**Company**”, together with its subsidiaries, 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.

The Company intends to raise its profile among its shareholders and investors. In connection with that, the Company may discuss in greater detail property sales data for the six-month period ended 30 September 2013, the financial results of which have already been published on 25 November 2013.

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 contains certain operating data of the Group for the six-month period ended 30 September 2013 (the “**Property Sales Update**”). The Company expects to give similar information for the year ended 31 March 2014 and thereafter on a bi-annual basis. 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, 22 May 2014

As at the date of this announcement, the executive Directors of the Company are Mr. Fung Chiu Chak, Victor, Miss Jennifer Kwok, 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



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PROPERTY SALES UPDATE

Sales Performance for the six-month period from 1 April 2013 to 30 September 2013

1. The Waterfront in Shanghai

For the six months ended 30 September 2013, 17 residential units at The Waterfront were sold and delivered, totaling 3,090.74 square meters (“**sqm**”) at an average price of RMB 49,294 per square meter (“**psm**”). In addition, 4 car park spaces were sold and delivered at an average price of RMB 516,000 per car park space.

As of 30 September 2013, The Waterfront had unsold area of:

- Residential: 14,934.67 sqm, representing 71 residential units;
- Car Park: 4,440.90 sqm, representing 113 car park spaces;
- Non-Residential: 4,849.07 sqm, representing primarily street front retail and a historic building.

2. The Riverside in Tianjin

For the six months ended 30 September 2013, 56 residential units at The Riverside were sold and delivered, totaling 8,373.99 sqm at an average price of RMB 25,057 psm.

As of 30 September 2013, The Riverside had unsold area of:

- Residential: 40,286.69 sqm, representing 248 residential units;

- Car Park: 9,600.23 sqm, representing 294 car park spaces;
- Non-Residential: 3,945.58 sqm, representing primarily street front retail and The Riverside's clubhouse.

Remark: As of 30 September 2013, the building ownership certificates and sales permits for the whole of Blocks 3 and 5 (representing 21,739.62 sqm) and the clubhouse (representing 2,099.89 sqm) have not yet been obtained.

3. China Garden and Aidu Apartment in Shanghai

China Garden and Aidu Apartment were undergoing major capital expenditure plans. As of 30 September 2013, 37 residential units of China Garden were leased at an average rental of RMB 17,813 per month, while 10 residential units of Aidu Apartment had been leased at an average rental of RMB 9,930 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.