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TYSAN HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock code: 687)

DISCLOSEABLE TRANSACTION ACQUISITION OF PROPERTY

The Board announces that on 5 July, 2007, the Purchaser, a wholly-owned subsidiary of the Company, entered into a binding Provisional Agreement with the Vendor to acquire the Property at a total consideration of about HK\$131.89 million. The consideration was determined after arm's length negotiation and was based on normal commercial terms.

The Acquisition constitutes a discloseable transaction of the Company. A circular in connection with the Acquisition will be sent to the Shareholders in accordance with the requirements of the Listing Rules as soon as is practicable.

On 5 July 2007 and after trading hours at or about 5:00 p.m., the Purchaser, a wholly-owned subsidiary of the Company, entered into a binding Provisional Agreement with the Vendor to acquire the Property.

PROVISIONAL AGREEMENT

Date:

5 July, 2007

Parties:

- (a) Purchaser: Classic Wealth Limited, a wholly-owned subsidiary of the Company;
- (b) Vendor: A private property holding and investment company incorporated in Hong Kong, which and its ultimate beneficial owners, to the best of the Directors' knowledge, information and belief having made all reasonable enquiry, are Independent Third Parties. The Company has not entered into any transaction with the Vendor or its related persons in the 12 months prior to the date of the Provisional Agreement.

Sale and Purchase:

Pursuant to the Provisional Agreement, which is considered to be a legally binding contract between the Parties, the Vendor shall sell and the Purchaser shall purchase the Property upon the terms and conditions contained in the Provisional Agreement. It is intended that the Vendor and the Purchaser shall enter into a Formal Agreement on or before 19th July, 2007 in the form and contents to be agreed between the parties and that the Formal Agreement, which shall set out the terms of the Acquisition in greater details, shall upon its execution by the parties supersede the Provisional Agreement.

Property:

The Purchaser will purchase the whole of 11th Floor, Harbour Centre, 25 Harbour Road, Wanchai, Hong Kong. The Property is sold on an "as is" basis, and vacant possession will be delivered on Completion.

Consideration:

The total consideration of about HK\$131,892,120 was agreed after arm's length negotiations between the Vendor and the Purchaser, taking into consideration the current market value and actual transaction records within the last twelve calendar months of similar properties of similar size in the same building or in the vicinity and based on normal commercial terms.

Terms of Payment:

An initial deposit of HK\$6,594,606 has been paid upon the signing of the Provisional Agreement by the Purchaser to the Vendor.

A further deposit of HK\$6,594,606 shall be paid on or before 19th July, 2007 to the Vendor's solicitors as stakeholders who may release the same to the Vendor subject to and after providing to the Purchaser's solicitors satisfactory written confirmation from the mortgagee/chargee concerned that the balance of the purchase price is sufficient to discharge the existing legal charge/mortgage.

The balance of the total consideration in the sum of HK\$118,702,908 will be paid upon completion.

Completion:

Completion of the sale and purchase of the Property shall take place on or before 31st October, 2007.

REASONS FOR THE ACQUISITION

It is the Company's intention to use the Property as the Group's head office to enable the Company to conduct the Group's business on a long term basis with security of tenure and stable working environment for its staff. At present, the Group is occupying its office premises located at 6th Floor, Sun Hung Kai Centre, in the vicinity of the Property as a tenant. The Board (including the independent non-executive Directors) considers the Acquisition can also enhance the property portfolio of the Group and can hedge against inflation and therefore will be beneficial to the Company and its Shareholders as a whole. The Directors (including the independent non-executive Directors) are of the view that the terms of the Acquisition are on normal commercial terms, which are fair and reasonable and are in the interests of the Company and the Shareholders as a whole.

The purchase price will be financed partly by internal resources and partly by way of banking facilities, the exact proportions of which are yet to be ascertained depending on the exact amount of banking facilities desired by and available to the Company and the terms thereof.

OTHER INFORMATION

The Group is principally engaged in foundation piling, building construction, electrical and mechanical engineering, machinery hiring and trading and property investment and development.

As the consideration of the Acquisition exceeds 5 per cent. but does not exceed 25 per cent. of one or more of the applicable percentage ratios (as defined in rule 14.07 of the Listing Rules), it constitutes a discloseable transaction of the Company. A circular containing, amongst other things, details of the Provisional Agreement and the Acquisition will be sent to the Shareholders in accordance with the requirements of the Listing Rules as soon as practicable.

GENERAL

As at the date of this announcement, the executive Directors are Mr. Francis Cheung; Mr. Fung Chiu Chak, Victor; Mr. David Chien; Miss Jennifer Kwok; Mr. Chiu Chin Hung and Mr. Wong Kay; and the independent non-executive Directors are Mr. Fan Chor Ho, Paul; Mr. Chau Cham Son and Mr. Tse Man Bun.

Definitions

“Acquisition”	the acquisition of the Property pursuant to the Provisional Agreement
“Board”	the board of Directors
“Company”	Tysan Holdings Limited, a company incorporated in Bermuda with limited liability, the securities of which are listed on the Stock Exchange
“Completion”	completion of the Acquisition, which pursuant to the Provisional Agreement is to take place on or before 31st October, 2007
“Director(s)”	the director(s) of the Company
“Formal Agreement”	the formal agreement for sale and purchase for the Acquisition to be entered into between the parties pursuant to the Provisional Agreement
“Group”	the Company and its subsidiaries
“Independent Third Party(ies)”	third party(ies) independent of the Company and its connected persons (as defined in the Listing Rules)
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange

“Property”	the premises being the whole of 11th Floor, Harbour Centre, 25 Harbour Road, Wanchai, Hong Kong
“Provisional Agreement”	the provisional agreement for sale and purchase dated 5th July, 2007 entered into between the Vendor and the Purchaser in relation to the Acquisition
“Purchaser”	Classic Wealth Limited, a company incorporated in Hong Kong with limited liability and a wholly-owned subsidiary of the Company
“Shareholders”	shareholders of the Company
“Vendor”	the vendor of the Property, which and its ultimate beneficial owners, to the best of the Directors’ knowledge, information and belief having made all reasonable enquiry, are Independent Third Parties

By Order of the Board
Tysan Holdings Limited
Francis Cheung
Chairman

Hong Kong 5th July, 2007