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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 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 30 September 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, 19 November 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



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PROPERTY SALES UPDATE

Sales Performance for the six-month period from 1 April 2014 to 30 September 2014

1. The Waterfront in Shanghai

For the six months ended 30 September 2014, 20 residential units at The Waterfront were sold and delivered, totalling about 3,900 square meters (“**sqm**”) at an average price of about RMB56,200 per square meter (“**psm**”). In addition, 9 car park spaces were sold and delivered at an average price of about RMB527,600 per car park space.

As of 30 September 2014, The Waterfront had unsold area of:

- Residential: about 9,800 sqm, representing 44 residential units;
- Car Park: about 3,700 sqm, representing 94 car park spaces;
- Non-Residential: about 4,800 sqm, representing primarily street front retail shops and a historic building.

2. The Riverside in Tianjin

For the six months ended 30 September 2014, 49 residential units at The Riverside were sold and delivered, totalling about 6,800 sqm at an average price of about RMB27,500 psm. In addition, 18 car park spaces were sold and delivered at an average price of about RMB260,300 per car park space.

As of 30 September 2014, The Riverside had unsold area of:

- Residential: about 30,900 sqm, representing 181 residential units;
- Car Park: about 5,400 sqm, representing 167 car park spaces;
- Non-Residential: about 3,900 sqm, representing primarily street front retail shops and The Riverside’s clubhouse.

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

Renovation of Aidu Apartment and China Garden had already been completed. Leasing of China Garden has commenced since 1 August 2014. As of 30 September 2014, 20% of the units of China Garden had been leased out at an average monthly rental of about RMB200 psm, while 50% of the residential units of Aidu Apartment had been leased out at an average monthly rental of about RMB80 psm.

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