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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 2015

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 contains certain operating data of the Group for the six-month period ended 30 September 2015 (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, 27 November 2015

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 2015 to 30 September 2015

1. The Waterfront in Shanghai

For the six months ended 30 September 2015, 20 residential units at The Waterfront were sold and delivered, totaling about 4,100 square meters (“**sqm**”) at an average price of about RMB58,800 per square meter (“**psm**”). In addition, 26 car park spaces were sold and delivered at an average price of about RMB502,300 per car park space.

As of 30 September 2015, The Waterfront had unsold area of:

- Residential: about 1,700 sqm, representing 5 residential units;
- Car Park: about 1,900 sqm, representing 48 car park units;
- 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 2015, 34 residential units at The Riverside were sold and delivered, totaling about 5,100 sqm at an average price of about RMB30,200 psm.

As of 30 September 2015, The Riverside had unsold area of:

- Residential: about 19,900 sqm, representing 109 residential units;
- Car Park: about 5,400 sqm, representing 165 car park units;
- Non-Residential: about 3,900 sqm, representing primarily street front retail shops and The Riverside’s clubhouse.

3. **The Pinnacle in Shenyang**

The Group's project in Shenyang is located in Huanggu District with a site area of 41,209 sqm comprising residential and commercial development of aggregate GFA of about 165,000 sqm. Construction works are progressing smoothly and is scheduled to be completed in mid-2016. The pre-sale programme of 4 residential towers (out of 8) was launched in July 2015 and pre-sale of the remaining towers also commenced in October 2015.

As of 30 September 2015, The Pinnacle had unsold area of:

- Residential: about 100,040 sqm, representing 799 residential units*;
- Car Park: about 1,049 car park units;
- Non-Residential: about 62,665 sqm, representing primarily street front retail shops, The Pinnacle's clubhouse, and a commercial building with a podium.

* Sale contracts for 31 units (with total area of about 2,855 sqm) have been executed by the end of September 2015 and delivery is expected to take place in mid-2016.

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

As of 30 September 2015, 99% of the residential units of China Garden had been leased out at an average monthly rental of about RMB210 psm, while 50% of the residential units of Aidu Apartment had been leased out at an average monthly rental of about RMB80 psm.

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.