

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.

WING TAI PROPERTIES LIMITED

永泰地產有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 369)

CONTINUING CONNECTED TRANSACTIONS: LEASING OF PROPERTY TO WING TAI CORPORATION LIMITED

The Directors are pleased to announce that on 20 April 2011 the Company's indirect non wholly-owned subsidiary, Begin Land, accepted the Offer in relation to the leasing of the whole of the 15th Floor, One Landmark East, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong for a fixed term of three years.

WTC is a substantial shareholder of the Company and hence a Connected Person of the Company under the Listing Rules. Accordingly, the acceptance of the Offer constitutes a continuing connected transaction of the Company under Chapter 14A of the Listing Rules.

The relevant Percentage Ratios (other than the profits ratio) for the Annual Caps exceed 0.1 per cent but are less than 5 per cent. The acceptance of the Offer and the Annual Caps are therefore subject to the reporting and announcement requirements under Chapter 14A of the Listing Rules, but are exempt from the requirement to obtain independent shareholders' approval.

Acceptance of the Offer

The Directors are pleased to announce that on 20 April 2011 the Company's indirect non wholly-owned subsidiary, Begin Land, accepted the Offer. Particulars of the Offer are set out below:-

Date:	20 April 2011
Landlord:	Begin Land
Tenant:	WTC
Premises:	Whole of the 15 th Floor, One Landmark East, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong.
Term:	Fixed term of three years commencing from 16 May 2011 and ending on 15 May 2014 (both days inclusive)
Rental, management fee and other charges:	Approximately HK\$3,700,000 per annum, which includes rental (exclusive of government rates and all other tenant's outgoings), management fee, air-conditioning charge and chilled water charge.

Hand-over Date and Licence Period	7 May 2011 and WTC will have a rent-free fitting-out licence period of 9 days commencing from the Hand-over Date. During the licence period, WTC shall be required to pay management fee, air-conditioning charge, government rates and other outgoings.
Rent-Free Period	Three calendar months over the term of tenancy. During the rent-free period, WTC shall be required to pay management fee, air-conditioning charge, government rates and other outgoings.
Security Deposit	Three months' rental, management fee, air-conditioning charge and government rates in cash.

Licence for Use of Car Parking Spaces

WTC has indicated that it may license up to 10 car parking spaces at Landmark East from Begin Land during the term for use by its staff.

Annual Caps

The maximum consideration payable by WTC to Begin Land pursuant to the terms of the Offer and for the use of car parking spaces during the four years ending 31 December 2011, 31 December 2012, 31 December 2013 and 31 December 2014 will not exceed the Annual Caps of HK\$2,900,000, HK\$4,600,000, HK\$4,600,000 and HK\$1,700,000 respectively.

The Annual Caps were determined with reference to, among other things, (i) the rental rate stated in the Offer; (ii) the rate of management fee and air-conditioning charge as stated in the Offer which are subject to change from time to time; (iii) projected increase in the management fee and air-conditioning charge; (iv) the chilled water charge as stated in the Offer; (v) projected additional air-conditioning charge due to additional usage of air-conditioning; and (vi) projected licence fees for car parking spaces.

Reasons for and benefits of the Offer

Landmark East is held by Begin Land as an investment property for rental income, therefore the acceptance of the Offer helps maintain stable rental income from a quality tenant paying rent at market rates for the Premises. The terms of the Offer have been negotiated on an arm's length basis between Begin Land and WTC and are on normal commercial terms. The rental of the Premises has been arrived at by reference to the prevailing market rate of similar leases in the same building.

The Directors (including the independent non-executive directors) consider that the Offer is accepted in the ordinary and usual course of the business of Begin Land and the terms of which are on normal commercial terms. The terms of the Offer and the Annual Caps are fair and reasonable and in the interests of the Company and its shareholders as a whole.

Each of Cheng Wai Chee, Christopher, Cheng Wai Sun, Edward, Cheng Man Piu, Francis have a material interest in the Offer and Cheng Wai Chee, Christopher and Cheng Man Piu, Francis are also directors of WTC. They have abstained from voting on the board resolution approving the transactions concerned.

Requirements of the Listing Rules

WTC is a substantial shareholder of the Company and hence a Connected Person of the Company under the Listing Rules. Accordingly, the acceptance of the Offer constitutes a continuing connected transaction of the Company under Chapter 14A of the Listing Rules.

The relevant Percentage Ratios (other than the profits ratio) for the Annual Caps exceed 0.1 per cent but are less than 5 per cent. The acceptance of the Offer and the Annual Caps are therefore subject to the reporting and announcement requirements under Chapter 14A of the Listing Rules, but are exempt from the requirement to obtain independent shareholders' approval.

Information about the Company

The Company is an investment holding company. The principal subsidiaries of the Company are engaged in property development, property investment and management, hospitality investment and management, garment manufacturing and trading, branded products distribution and other investing activities.

Information about Begin Land and WTC

Begin Land is an indirect non wholly-owned subsidiary of the Company and is holding Landmark East (including the Premises) as investment properties for rental income.

WTC is a substantial shareholder of the Company. The principal business activities of WTC and its subsidiaries are garment manufacturing and trading and property investment.

Definitions

“Annual Caps”	the maximum consideration payable by WTC to Begin Land pursuant to the terms of the Offer Letter and for using up to 10 car parking spaces at Landmark East during the four years ending 31 December 2011, 31 December 2012, 31 December 2013 and 31 December 2014;
“Begin Land”	Begin Land Limited, a company incorporated in Hong Kong with limited liability and an indirect non wholly-owned subsidiary of the Company;
“Company”	Wing Tai Properties Limited, a company incorporated in Bermuda with limited liability and the issued shares of which are listed on the Stock Exchange;
“Connected Person(s)”	has the meaning ascribed to it under the Listing Rules;
“Directors”	the directors of the Company;
“Group”	the Company and its subsidiaries;
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong;
“Landmark East”	an office development located at 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong with two high-rise office towers and car parking facilities;
“Listing Rules”	The Rules Governing the Listing of Securities on the Stock Exchange;
“One Landmark East”	Tower One of Landmark East;
“Offer”	The offer letter made by WTC in relation to the rental of the Premises;

“Percentage Ratios”	has the meaning ascribed to it under Chapter 14 of the Listing Rules;
“Premises”	The whole of the 15 th Floor, One Landmark East, 100 How Ming Street, Kwun Tong, Kowloon, Hong Kong;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“WTC”	Wing Tai Corporation Limited, a limited liability company incorporated in Hong Kong, a substantial shareholder of the Company which is interested in approximately 13.62% of the issued share capital of the Company.

By Order of the Board of
WING TAI PROPERTIES LIMITED
Fung Ching Man, Janet
Company Secretary & Chief Financial Officer

Hong Kong, 20 April 2011

As at the date of this Announcement, the directors of the Company are:

Executive Directors:	Cheng Wai Chee, Christopher, Cheng Wai Sun, Edward, Cheng Man Piu, Francis, Chow Wai Wai, John and Au Hing Lun, Dennis
Non-executive Directors:	Kwok Ping Luen, Raymond, Yung Wing Chung (also an alternate to Kwok Ping Luen, Raymond), Hong Pak Cheung, William, Loh Soo Eng and Ng Tak Wai, Frederick
Independent Non-executive Directors:	Simon Murray, Fang Hung, Kenneth and Yeung Kit Shing, Jackson