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WING TAI PROPERTIES LIMITED

永泰地產有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 369)

DISCLOSURE PURSUANT TO RULES 13.13 AND 13.15 OF THE LISTING RULES

The Company hereby discloses pursuant to Rules 13.13 and 13.15 of the Listing Rules that the relevant advance to affiliated companies (as defined under Rule 13.11(2)(c) of the Listing Rules) of CHL exceeds 8% under the assets ratio as defined under Rule 14.07(1) of the Listing Rules.

Background

The Company has established certain joint venture companies with, among other parties, the Nan Fung Group for undertaking property development projects in Hong Kong and the PRC. These joint venture companies are affiliated companies of CHL (the "Relevant Companies"). As the aggregate amounts due from and all guarantees given by the Group on behalf of the Relevant Companies exceeds 8% under the assets ratio as defined under Rule 14.07(1) of the Listing Rules, the Company hereby makes a disclosure of that fact pursuant to Rule 13.13 of the Listing Rules.

Details of the Relevant Advance to the Relevant Companies

Details of the relevant advance to the Relevant Companies are disclosed below pursuant to Rule 13.15 of the Listing Rules:

Name of the Relevant Company	Group's % of attributable equity interest therein	Amount of guarantee for loan facilities given on its behalf by the Company as at 31 October 2011	Amount due from it to the Group as at 31 October 2011	Estimated amount of advances to be provided by the Group	Total	Final maturity date of the loan facilities
		(Note 1)	(Note 2)	(Note 3)		
		HK\$ million	HK\$ million	HK\$ million	HK\$ million	
Century Rise Limited	15%	255.75	239.87	20.35	515.97	the earlier of (a) 31 December 2012 or (b) the date falling 6 months after the issuance of the Certificate of Compliance by the Director of Lands ("Certificate")
Pacific Bond Limited	15%	558.75	492.43	105.43	1,156.61	31 December 2012
Brave Sky Investments Limited	50%	756.25	388.37	76.18	1,220.80	the earlier of (a) 2 April 2016 or (b) the date falling 9 months after the issuance of the Certificate (or, if earlier, the issuance of the Consent to Assign)
Property Sky Limited	50%	-	227.58	47.09	274.67	-
Total					3,168.05	

Notes:

1. All the loan facilities are secured by (among others) guarantees by the Company, the Nan Fung Group and other joint venture partners on a several and proportional basis. All loan facilities carry interest at normal commercial rate agreed after arm's length negotiations with the lenders concerned.
2. The amounts due from the Relevant Companies are all (i) unsecured, (ii) carrying interest at rates agreed from time to time by the joint venture partners concerned and (iii) without fixed repayment dates.
3. It is estimated that up to the completion of the projects concerned, the Group will advance further sums in an aggregate amount of approximately HK\$201.96 million to Century Rise Limited, Pacific Bond Limited and Brave Sky Investments Limited. It is also estimated that the Group will advance further sums in an aggregate amount of approximately HK\$47.09 million to Property Sky Limited in 2012. All these further advances will be made by the Group by way of shareholder's advances on the terms similar to those disclosed in note 2 above.

The Group will continue to monitor advances to CHL's affiliated companies and will comply with any further disclosure requirements under the Listing Rules.

General

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

Nan Fung Group is a privately held group of companies, the principal businesses of which include property development, property investment, construction, investment holdings and financing.

Definitions

"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;
"CHL"	Chen's Holdings Limited, a company incorporated in the British Virgin Islands with limited liability;
"Group"	the Company and its subsidiaries;
"Nan Fung Group"	CHL and its subsidiary and associated companies;
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange; and
"Stock Exchange"	The Stock Exchange of Hong Kong Limited.

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

Hong Kong, 9 December 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