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STYLAND HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock code: 211)

DISCLOSEABLE TRANSACTIONS AND DISCLOSURE REQUIREMENT UNDER RULE 13.13 AND RESPONSE TO ENQUIRY UNDER RULE 13.10

Financial Assurances and Advances to an Entity

and

IPO Financial Assurances

and

Clarification of Press Article on 2 December 2004

Pursuant to the Rule 14.06(2), the Group announces its Financial Assurances of HK\$5,066,000 to Huge Gain as of 25 November 2004 which exceeded 5% but less than 25% of the Market Capitalization and constituted a discloseable transaction. As the balance was over 8% of the Market Capitalization it also gave rise to a general disclosure obligation under Rule 13.13.

Besides, the Group involved in recent local IPO financing. On 9 December 2004, three IPO Financial Assurances of approximately HK\$2,954,000 to Mr. A, HK\$5,415,000 to Ms. B & Mr. C (in joint account) and HK\$6,892,000 to Ms. D. Each of the IPO Financial Assurances exceeded 5% but less than 25% of the Market Capitalization and constituted a discloseable transaction under the Rule 14.06(2) As the

IPO Financial Assistances to each of Ms. B & Mr. C (in joint account) and Ms. D were over 8% of the Market Capitalization, it also gave rise to a general disclosure obligation under Rule 13.13.

The Directors also made a clarification announcement in respect of an article appearing in Oriental Daily on 2 December 2004.

FINANCIAL ASSISTANCES AND ADVANCES TO AN ENTITY

The Company, through Ever-Long, engages in securities dealings & brokerage and margin financing businesses.

As of 19 November 2004 and 25 November 2004, Ever-Long granted total Finance Assistances of HK\$4,474,000 and HK\$5,066,000 respectively to Huge Gain, which exceeded 5% but less than 25% of the Market Capitalization and constituted a discloseable transaction pursuant to 14.06(2) of the Rules. As the balance of Financial Assistances to Huge Gain was more than 8% of the Market Capitalization, it also gave rise to a general disclosure obligation under the Rule 13.13.

The interest rate charged to Huge Gain is 3% over the Prime Rate. A penalty rate at 6% over the Prime Rate will be imposed for any excess of its credit limit and the Financial Assistances will become payable to Ever-Long. The market value of the collateral in form of listed shares placed by Huge Gain for Financial Assistances was HK\$134,988,000 as at 25 November 2004.

As the Financial Assistances of HK\$5,066,000 to Huge Gain as of 25 November 2004 exceeded 5% but less than 25% of the Market Capitalization and constituted a discloseable transaction under the Rule 14.06(2). A circular will be despatched to shareholders for their information as soon as possible, in any event within 21 days after the publication of this announcement.

The Financial Assistances were granted based on assessment to financial status, repayment records and the liquidity of collaterals placed by Huge Gain and the interest rates were also determined thereon. The Directors are of the view that granting of the Financial Assistances to Huge Gain will expand

the revenue resources of the Group and believe that it is fair and reasonable and in the interests of the shareholders as a whole.

Huge Gain is an investment company. It and its beneficial owners are independent third parties to the Company and not connected with the Directors, chief executive or substantial shareholders of the Company and subsidiaries or their respective associates (as defined in the Rules).

The principal activities of the Group consist of investment holding, securities dealing & brokerage, money lending, general trading and property development and investment.

IPO FINANCIAL ASSISTANCES

Ever-Long also involved in recent local IPO Financial Assistances. On 9 December 2004, Ever-Long granted IPO Financial Assistances of approximately HK\$2,954,000 to Mr. A, HK\$5,415,000 to Ms. B & Mr. C (in joint account) and HK\$6,892,000 to Ms. D. Each of them is an independent third party to the Company and not connected with the Directors, chief executive or substantial shareholders of the Company and subsidiaries or their respective associates (as defined in the Rules).

Mr. A, Ms. B & Mr. C (in joint account) and Ms. D have deposited 10% of the subscription money for the IPO (“Deposit Security”) to Ever-Long, which then granted the remaining balances. The interest rate for the IPO Financial Assistances is 3% per annum and additional interest at the rate of 10% will be charged for any shortage of the Deposit Security until such shortage is settled.

The Directors are of the view that granting of the Financial Assistances to Huge Gain will expand the revenue resources of the Group and believe that it is fair and reasonable and in the interests of the shareholders as a whole.

As each of the IPO Financial Assistances exceeds 5% but less than 25% of the Market Capitalization and constituted a discloseable transaction under the Rule 14.06(2). A circular will be despatched to shareholders for their information as soon as possible, in any event within 21 days after the publication of this announcement. As the IPO Financial Assistances to each

of Ms. B & Mr. C (in joint account) and Ms. D were over 8% of the Market Capitalization, it also gave rise to a general disclosure obligation under Rule 13.13.

CLARIFICATION PRESS ARTICLE ON 2 DECEMBER 2004

The Directors confirm that the contents of the article appearing in Oriental Daily on 2 December 2004 are accurate.

The Company, as a guarantor, received a writ of summons dated 30 November 2004 from the solicitors acting for C.A. Pacific Finance Limited to claim a sum of HK\$1,197,349.50 (the “Claimed Amount”) which was due by Eastex Investment Far East Limited (formerly known as Styland Investment Far East Limited), a former subsidiary of the Company that was disposed in December 1997 (the “Case”). The Company shall seek legal advice on this. As the Claimed Amount is relative small compared to the net asset of the Company, the Directors do not consider the Case having a material impact to the Company.

OTHER INFORMATION

As at the date of this announcement, the board of Directors consists of four executive directors, Mr. Johnny Wing Fai Tam, Ms. Yvonne Han Yi Yeung, Ms. Miranda Chi Mei Chan, Mr. Suet Ming Ching and three independent non-executive directors, Mr. David Man San Lim, Mr. Edward Shun Kee Yeung and Mr. Pat Kan Chow.

DEFINITIONS:

“Company”	Styland Holdings Limited, a company incorporated in Bermuda with limited liability and the shares of which are listed on the main board of the Stock Exchange
“Directors”	directors of the Company
“Ever-Long”	Ever-Long Securities Company Limited, a wholly owned subsidiary of the Company
“Financial Assistances”	the loans granted under the Group’s securities dealings and brokering and margin financing businesses

“Group”	the Company and its subsidiaries
“Huge Gain”	Huge Gain Development Limited, a margin client of Ever-Long
“IPO”	Initial Public Offer
“Market Capitalization”	the average market capitalization of approximately HK\$46,780,000 of the Company based on the closing price of the last trading day before the shares of the Company was suspended on 21 April 2004 as quoted on the Stock Exchange
“Prime Rate”	Hong Kong prime rate per annum.
“Rules”	The Rules of governing the Listing of Securities on the Stock Exchange
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

By Order of the Board
STYLAND HOLDINGS LIMITED
Johnny Wing Fai Tam
Managing Director

Hong Kong, 20 December 2004

Please also refer to the published version of this announcement in The Standard.