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**SOUNDWILL HOLDINGS LIMITED DISPOSES PROPERTY IN BOWRINGTON ROAD,
CAUSEWAY BAY FOR HK\$230 MILLION
WITH A NET GAIN OF HK\$90 MILLION**

Soundwill Holdings Limited (“Soundwill Holdings” or “the Group”; stock code: 0878) today announced the Group’s disposal of a property in Causeway Bay (the “Property”) to Shun Ho Real Estate Limited for a consideration of HK\$230,000,000. It is expected that the disposal will generate a net gain of approximately HK\$90,605,000 to Soundwill Holdings. Shun Ho Real Estate Limited is an indirect subsidiary of Shun Ho Resources Holdings limited, a listed company in Hong Kong.

Following the Group’s disposal of its property at Lin Fa Kung Street West last year, the latest transaction once again demonstrates the Group’s successful profiting from the selling of a property with redevelopment value it acquired. The gain from the latest transaction will be booked in 2007, which will enable the Group to further enhance its profitability.

Between May 2006 and February 2007, the Group acquired the Property for a total consideration of HK\$136,595,000. According to an independent valuer, the valuation of the Property was approximately HK\$204,000,000 with valuation date as at 19 March 2007. The consideration of the disposal is therefore at 12.7 per cent premium as compared to the valuation of the property.

“The Group’s urban redevelopment operation will provide its property development with land resources, and property leasing business with investment properties at relatively lower cost. The disposal of the Property has taken into account the greatest benefit to our shareholders. The consideration of the disposal reflects a considerable premium when compared with the valuation of the Property. Having deducting the acquisition costs, the disposal will bring to the Group a substantial gain, which fully reflects a satisfactory investment return. We have already established a special department for the development of this operation into a core source of income of the Group,” said Chan Wai Ling, Executive Director of Soundwill Holdings.

The project disposed of by Soundwill Holdings comprises two properties adjacent to each other, respectively located on Nos. 30, 32, 34, 36, and Nos. 38 and 40 Bowrington Road, Causeway Bay. The aggregate site area is over 4,000 sq ft. The ground floor consists of retail spaces, while the upper floors are for residential units. The project has a superb location, with close proximity to Times Square and Soundwill Plaza, convenient transportation and great redevelopment value.



About Soundwill Holdings Limited

Founded in 1978, Soundwill Holdings Limited became listed on the Stock Exchange of Hong Kong Limited in 1997. The Group is a property conglomerate, with principal business activities in urban redevelopment, property leasing and management, property development, and urban infrastructure in the PRC.

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