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鷹君集團有限公司  
Great Eagle  
Holdings Limited

於百慕達註冊成立之有限公司  
Incorporated in Bermuda with limited liability

(Stock Code: 41)

## **DISCLOSEABLE TRANSACTION**

### **SUCCESSFUL TENDER OF LAND**

The Board is pleased to announce that on 28 May 2014, Ease Treasure, an indirect wholly owned subsidiary of the Company, received the Letter from the Lands Department confirming that its tender for the Land (which is situated at Fo Yin Road, Pak Shek Kok, Tai Po, New Territories, Hong Kong) at the Land Premium of HK\$2,412,000,000 has been accepted.

As one of the applicable percentage ratios as defined under Rule 14.07 of the Listing Rules in respect of the Acquisition exceeds 5% but is less than 25%, the Acquisition constitutes a discloseable transaction for the Company and is subject to the announcement requirement under Chapter 14 of the Listing Rules.

## **INTRODUCTION**

The Board is pleased to announce that on 28 May 2014, Ease Treasure, an indirect wholly owned subsidiary of the Company, received the Letter from the Lands Department confirming that its tender for the Land (which is situated at Fo Yin Road, Pak Shek Kok, Tai Po, New Territories, Hong Kong) at the Land Premium of HK\$2,412,000,000 has been accepted.

## **THE CONDITIONS OF SALE**

### **The parties**

- (1) the Government of Hong Kong
- (2) Ease Treasure, an indirect wholly owned subsidiary of the Company as purchaser

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Government of Hong Kong is a third party independent of the Company and its connected persons (as defined in the Listing Rules).

## **Information on the Land**

Location	:	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories, Hong Kong to be registered in the Land Registry as Tai Po Town Lot No. 214
Site area	:	Approximately 19,400 square metres (equivalent to approximately 208,820 sq. ft.)
Maximum total gross floor area	:	67,900 square metres (equivalent to approximately 730,870 sq. ft.)
Term	:	50 years from the date of the Memorandum of Agreement
Permitted use	:	Private residential purposes

Under the terms of the Conditions of Sale, Ease Treasure shall enter into the Memorandum of Agreement with the Government of Hong Kong in respect of the Acquisition within 14 days from the date of the Letter.

## **Land Premium and the payment terms**

The Land Premium payable is HK\$2,412,000,000. In determining the Land Premium, the Company has taken into account the potential of the Land for private residential use.

A deposit of HK\$25,000,000 paid at the time when the Tender was submitted has been applied in part payment of the Land Premium, the balance of which shall be paid within 28 days of the date of the Letter.

The Land Premium will be funded by the Group's internal resources.

## **REASONS FOR AND BENEFITS OF THE ACQUISITION**

Property development and investment are among the principal activities of the Group. We are optimistic of the long term prospect of this site for luxury residential development. The Board believes that the terms of the Acquisition are fair and reasonable, and in the interests of the Company and its shareholders as a whole.

## **IMPLICATIONS UNDER THE LISTING RULES**

As one of the applicable percentage ratios as defined under Rule 14.07 of the Listing Rules in respect of the Acquisition exceeds 5% but is less than 25%, the Acquisition constitutes a discloseable transaction for the Company and is subject to the announcement requirement under Chapter 14 of the Listing Rules.

## **DEFINITIONS**

In this announcement, unless the context otherwise requires, the following expressions have the following meanings:-

“Acquisition”	the acquisition of the Land under the terms of the Conditions of Sale
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“Board”	the board of Directors
“Company”	Great Eagle Holdings Limited, a company incorporated in Bermuda with limited liability, the shares of which are listed on the Stock Exchange (Stock Code: 41)
“Conditions of Sale”	the agreement and conditions of sale of the Land as set out in the Tender documents
“Director(s)”	the director(s) of the Company
“Ease Treasure”	Ease Treasure Investment Limited, a company incorporated in Hong Kong with limited liability and an indirect wholly owned subsidiary of the Company
“Group”	The Company and its subsidiaries
“HK\$”	Hong Kong dollar, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Land”	a piece of land located at Fo Yin Road, Pak Shek Kok, Tai Po, New Territories, Hong Kong and to be registered in the Land Registry as Tai Po Town Lot No. 214
“Land Premium”	the land premium of HK\$2,412,000,000, being the consideration for the Acquisition
“Letter”	a letter notifying the acceptance of the Tender from the Lands Department, the Government of Hong Kong, dated 28 May 2014
“Listing Rules”	Rules Governing the Listing of Securities on the Stock Exchange
“Memorandum of Agreement”	the memorandum of agreement to be entered into between the Government of Hong Kong and Ease Treasure in respect of the Acquisition
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Tender”	sale of the Land by the Government of Hong Kong by way of tender

By Order of the Board  
**Great Eagle Holdings Limited**  
**LO KA SHUI**  
Chairman and Managing Director

Hong Kong, 28 May 2014

*As at the date of this announcement, the Board comprises five Executive Directors, namely Dr. LO Ka Shui (Chairman and Managing Director), Mr. LO Kai Shui (Deputy Managing Director), Mr. LO Hong Sui, Antony, Madam LAW Wai Duen and Mr. KAN Tak Kwong (General Manager); three Non-executive Directors, namely Madam LO TO Lee Kwan, Mr. LO Hong Sui, Vincent and Dr. LO Ying Sui; and four Independent Non-executive Directors, namely Mr. CHENG Hoi Chuen, Vincent, Professor WONG Yue Chim, Richard, Mrs. LEE Pui Ling, Angelina and Mr. ZHU Qi.*