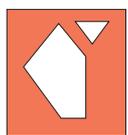


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KIN YAT HOLDINGS LIMITED
建溢集團有限公司

website: <http://www.kinyat.com.hk>

(Incorporated in Bermuda with limited liability)

(Stock Code: 638)

DISCLOSEABLE TRANSACTION

**EXTENSION OF THE PAYMENT DATE OF THE
OUTSTANDING CONSIDERATION REGARDING THE
DISPOSAL OF A WHOLLY-OWNED SUBSIDIARY**

On 7 February 2013, KYHK and the Purchaser arrived at a verbal agreement in principle that the payment date of the Outstanding Consideration would be extended to 30 April 2013. The Board will continue to update the shareholders of the Company on the progress of this transaction in accordance with the requirements under the Listing Rules.

This announcement is made pursuant to Rule 14.36 of the Listing Rules.

BACKGROUND INFORMATION

Reference is made to the announcement of the Company dated 7 May 2012 (the “**Announcement**”) in respect of the disposal of a wholly-owned subsidiary. Unless the context otherwise required, capitalised terms used herein shall have the same meanings as defined in the Announcement.

As disclosed in the Announcement and pursuant to the Agreement:

- (1) a sum of HK\$10 million, being the partial payment of the consideration of the Disposal, shall be paid by the Purchaser to KYHK (a wholly-owned subsidiary of the Company); and
- (2) a deferred payment of the balance, being HK\$45 million, of the consideration for the Disposal shall be made by the Purchaser to KYHK on or before 31 December 2012.

On 14 May 2012, the Purchaser paid the sum of HK\$10 million as partial payment to KYHK in accordance with terms of the Agreement.

EXTENSION OF THE PAYMENT DATE OF THE OUTSTANDING CONSIDERATION

At around the end of December 2012, KYHK was advised in writing by the Purchaser that, among other things, there were issues relating to the status of the related property ownership certificates, the recovery of possession of certain property units and the removal of certain unauthorised structures on the Songgang Property which may affect the Purchaser's development plan on the Songgang Property. Furthermore, the Purchaser requested for, inter alia, an extension of the payment date of the outstanding consideration of HK\$45 million (the "**Outstanding Consideration**") to 30 April 2013.

On 11 Jan 2013, KYHK issued, through its legal advisers, a letter to the Purchaser stating that the above-mentioned issues shall not affect the validity and enforceability of the Agreement and reconfirming KYHK's legal entitlement on the Outstanding Consideration due on 31 December 2012.

The Board considers it is in the interest of the Company and its shareholders as a whole to resolve the delayed payment matter with the Purchaser as soon as practicable. In view of this, KYHK and the Purchaser arrived at a verbal agreement in principle on 7 February 2013 to extend the payment date of the Outstanding Consideration, without interest, to 30 April 2013 provided only that the Purchaser shall, in due course, present a post-dated cheque in the sum of HK\$45 million due 30 April 2013. KYHK and the Purchaser shall work towards completing the relevant documentation work shortly after the Chinese New Year holidays in order to confirm such revised payment terms and conditions in writing. In this connection, the Board will continue to update the shareholders of the Company on the development of this transaction in accordance with the requirements under the Listing Rules.

Save for the extension of the payment date of the Outstanding Consideration, all other terms of the Agreement remain unchanged and legally binding and KYHK has expressly reserved all rights under the Agreement.

This announcement is made pursuant to Rule 14.36 of the Listing Rules.

By order of the Board
Kin Yat Holdings Limited
Cheng Chor Kit
Chairman and Chief Executive Officer

Hong Kong, 8 February 2013

As at the date of this announcement, the Board comprises four executive directors, namely Mr. Cheng Chor Kit, Mr. Fung Wah Cheong, Vincent, Mr. Liu Tat Luen and Mr. Chui Pak Shing and three independent non-executive directors, namely Prof. Chung Chi Ping, Roy BBS JP, Mr. Wong Chi Wai and Ms. Sun Kwai Yu.