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Lam Soon (Hong Kong) Limited

(Incorporated in Hong Kong with limited liability)

(Stock Code: 411)

ANNOUNCEMENT PRICE SENSITIVE INFORMATION

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules and the disclosure of inside information provisions under Part XIVA of the SFO.

Reference is made to an announcement by a wholly-owned subsidiary of the Company dated 3 October 1996. In accordance with the terms of the Agreement, LSFI is entitled to 20% of the net profits arising upon the sale of individual units of the Project. The Board wishes to announce that, based on the profit statement in relation to the Project recently provided to the Company, the contents of which are yet to be verified or accepted by the Company, it is expected that a sum of approximately HK\$28.6 million shall be receivable by the Group. The aforesaid amount is expected to have a positive impact on the financial results of the Group for the year ended 30 June 2013.

Shareholders and potential investors are advised to exercise caution when dealing in shares of the Company.

Reference is made to an announcement dated 3 October 1996 made by LSF, a wholly-owned subsidiary of the Company, whereby LSFI had agreed to sell the Property to Pioneer Dragon for a consideration of HK\$200,000,000 pursuant to the Agreement.

In accordance with the terms of the Agreement, LSFI is entitled to 20% of the net profits arising upon the sale of individual units of the Project. The Company has recently been provided with a profit statement in relation to the Project. Based on the aforesaid profit statement, the contents of which are yet to be verified or accepted by the Company, it is expected that a sum of approximately HK\$28.6 million shall be receivable by the Group. The aforesaid amount is expected to have a positive impact on the financial results of the Group for the year ended 30 June 2013. **Shareholders and potential investors are advised to exercise caution when dealing in shares of the Company.**

GENERAL INFORMATION

LSHK is a holding company and its principal activity is investment holding. The principal activities of LSHK's subsidiaries include manufacturing, trading and processing of edible oil, detergent products, flour products in Hong Kong, the People's Republic of China and Macau.

LSF is a wholly-owned subsidiary of the Company, which is incorporated in Bermuda with limited liability, the shares of which were withdrawn from listing on the Stock Exchange on 21 June 2002. The principal activity of LSF is investment holding.

LSFI is a wholly-owned subsidiary of the Company, which is incorporated in Hong Kong with limited liability. The principal activity of LSFI is investment holding.

DEFINITIONS

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

“Agreement”	the Agreement for sale and purchase entered into by LSFI and Pioneer Dragon dated 23 October 1996
“Board”	the board of directors of the Company
“Company” or “LSHK”	Lam Soon (Hong Kong) Limited, a company incorporated in Hong Kong with limited liability, the shares of which are listed on the Stock Exchange
“Group”	LSHK together with its subsidiaries from time to time
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the People's Republic of China
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“LSF”	Lam Soon Food Industries Limited, a company incorporated in Bermuda with limited liability, a wholly-owned subsidiary of the Company
“LSFI”	L S Food Investments Limited, a company incorporated in Hong Kong with limited liability, a wholly-owned subsidiary of the Company
“Macau”	the Macao Special Administrative Region of the People's Republic of China

“Pioneer Dragon”	Pioneer Dragon Limited, the purchaser under the Agreement, which is an independent third party not connected with the directors, chief executives and substantial shareholders of the Company and its subsidiaries and their respective associates (as defined in the Listing Rules)
“Project”	the construction of a new building (now known as C-Bons International Center) by Pioneer Dragon on the site of the Property
“Property”	all those pieces or parcels of ground registered in the Land Registry as KWUN TONG INLAND LOT NOS.508 and 509 and of and in the messuage erections and buildings thereon known as No.4 Lai Yip Street and No.114 Wai Yip Street, Kowloon, Hong Kong at the time of the Agreement
“SFO”	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
“Shareholders”	holders of shares of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent.

By Order of the Board
CHENG Man Ying
Company Secretary

Hong Kong, 12 August 2013

As at the date of this announcement, the Board of the Company comprises:

Chairman:

Mr. KWEK Leng Hai

Group Managing Director:

Mr. Joseph LEUNG

Non-Executive Directors:

Dr. WHANG Sun Tze

Mr. TAN Lim Heng

Mr. TSANG Cho Tai

Independent Non-Executive Directors:

Mr. LO Kwong Chi, Clement

Mr. LO Kai Yiu, Anthony

Mr. AU Chee Ming