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SHUN TAK HOLDINGS LIMITED

信德集團有限公司

(Incorporated in Hong Kong with limited liability)

(Stock code: 242)

Website: <http://www.shuntakgroup.com>

ANNOUNCEMENT

UPDATE ON

**(1) VERY SUBSTANTIAL ACQUISITION AND
CONNECTED TRANSACTION**

**IN RELATION TO THE HHL ACQUISITION
AND**

**(2) MAJOR AND CONNECTED TRANSACTION
IN RELATION TO THE STDM ACQUISITION**

Financial adviser to Shun Tak Holdings Limited



**Independent financial adviser to the independent board committee
and the independent shareholders of Shun Tak Holdings Limited**



Reference is made to the circular of the Company to the Shareholders dated 6 August 2007 (the "Circular") and the announcements of the Company dated 20 August 2007 and 21 August 2007 relating to the Acquisitions. Terms defined in the Circular have the same meanings when used in this announcement.

As stated in the announcement of the Company dated 20 August 2007 and as approved at the EGM on 21 August 2007, the EGM was adjourned in order to provide more time for the Company to jointly work with NTU, its shareholders and Direcção dos Serviços de Solos, Obras Publicas e Transportes (Macau Public Works Department) (the "DSSOPT") of the Macau Government to finalise a revised land contract and for the Directors to review their advice and recommendations to the Shareholders in relation to the Acquisitions.

During the review process, the Company has clarified the revision required by the DSSOPT to be made to the approved preliminary plans as referred to under the indication from the DSSOPT received by the Company on 17 August 2007. Although a draft of the revised land contract in respect of Nova City has not been received by NTU, the Company (based on the communications with DSSOPT up to the date of this announcement) understands that no revision will need to be made to the approved preliminary plans submitted by NTU but NTU will be required to provide additional social amenities at the site of Nova City IV of approximately 4,300 square metres. As the addition of social amenities at the site of Nova City IV will not affect the terms of the Acquisitions and the estimated cost of which is immaterial, there will be no change to the terms of the HHL Agreement (as supplemented by a letter dated 20 August 2007 to extend the long stop date for satisfaction of the outstanding condition precedent under the HHL Agreement to 28 December 2007) and the STDM Agreement and the transactions contemplated thereunder. A new extraordinary general meeting of the Company (the "New EGM") will be convened to consider and, if thought fit, approve the Acquisitions. A notice of the New EGM together with a copy of this announcement and the Circular will be despatched to the Shareholders on or before 27 November 2007.

The Directors (including members of the Independent Board Committee) remain of the view that the Acquisitions are (a) in the ordinary and usual course of business of the Group; (b) on normal commercial terms; (c) on terms that are fair and reasonable and (d) in the interest of the Company and its Shareholders as a whole. The Directors also remain of the view that the Development will complement and enhance the Group's property development business in Macau. Shareholders are reminded to refer to the advice and recommendations of CLSA as set out in the "Letter from CLSA" in the Circular.

As the Acquisitions are subject to the approval of Independent Shareholders, either of the Acquisitions may or may not be completed. Shareholders and potential investors should exercise caution when dealing in the Shares.

By order of the Board

SHUN TAK HOLDINGS LIMITED

Angela Tsang

Company Secretary

Hong Kong, 20 November 2007

As at the date of this announcement, the executive Directors of the Company are Dr. Stanley Ho, Ms. Pansy Ho, Ms. Daisy Ho, Dr. Ambrose So, Mr. Patrick Huen, Mr. Anthony Chan, Ms. Maisy Ho and Mr. David Shum.

The non-executive Directors are Dato' Dr. Cheng Yu Tung and Mrs. Mok Ho Yuen Wing, Louise and the independent non-executive Directors are Sir Roger Lobo, Mr. Norman Ho, Mr. Charles Ho and Mr. Yeh V-Nee.