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APPLIED DEVELOPMENT HOLDINGS LTD.

實力建業集團有限公司 *

(incorporated in Bermuda with limited liability)

(Stock Code: 519)

DELAY IN CLOSING DATE OF THE STOCK PURCHASE AND JOINT VENTURE AGREEMENT

Reference is made to the Circular issued by the Company dated 31 August 2006 regarding, amongst others, the agreement entered into by and among Quorum, InterIsle, Applied Enterprises and Applied Toys on 11 August 2006 in relation to the joint venture arrangement to develop the property in Beef Island, the British Virgin Islands. The Directors announce that the parties have mutually agreed to postpone the Closing Date from 30 November 2006 to the expected date.

Reference is made to the circular issued by the Company dated 31 August 2006 (the “Circular”) regarding, amongst others, the agreement entered into by and among Quorum, InterIsle, Applied Enterprises and Applied Toys on 11 August 2006 in relation to the joint venture arrangement to develop the property in Beef Island, the British Virgin Islands. The Directors announce that the parties have mutually agreed to postpone the Closing Date from 30 November 2006 to the expected date of which is no later than 31 January 2007. Terms used herein shall have the same meanings as those defined in the Circular unless the context otherwise requires.

DELAY IN CLOSING

Pursuant to the Agreement, it was one of the conditions precedent to closing of the Transactions, that all documents related to the Initial Loan be agreed and executed by the lender, Quorum, InterIsle and Applied Enterprises. Under the Agreement, InterIsle has to successfully arrange for the Initial Loan in the sum of US\$51 million (equivalent to approximately HK\$397,800,000) to be secured by a first mortgage lien on the Real Property to be provided to Quorum by 30 November 2006. Since more time is required by the banks to conduct due diligence on the Project, a formal agreement has not yet been reached between the parties in respect of the Initial Loan.

Having considered the potential benefits which the Transactions could bring to the Group, the Company agreed to extend the Closing Date from 30 November 2006 to the expected date of no later than 31 January 2007. As at the date of this announcement, save for the conditions precedent which will only be fulfilled upon entering of the Initial Loan, including but not limited to the execution of the Initial Development Management Agreement and the appointment of directors to the board of Quorum, all other conditions for the closing of the Transactions have been fulfilled. Further details on these conditions precedent are set out in the Company's circular dated 31 August 2006.

By order of the board
Applied Development Holdings Limited
Hung Kin Sang, Raymond
Executive Director

Hong Kong, 30 November 2006

As at the date of this announcement, the Executive Directors of the Company are Mr. Hung Kin Sang, Raymond, Ms. Hung Wong Kar Gee, Mimi, Mr. Fang Chin Ping and Mr. Hung Kai Mau, Marcus and the Independent Non-executive Directors of the Company are Mr. Soo Hung Leung, Lincoln, Mr. Lo Yun Tai, Mr. Lun Tsan Kau and Mr. Lam Ka Wai, Graham.

* *For identification purpose only*

“Please also refer to the published version of this announcement in China Daily”