

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



九龍建業有限公司
KOWLOON DEVELOPMENT COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock Code: 34)

VOLUNTARY ANNOUNCEMENT
Litigation proceeding against
Richfield Group Holdings Limited

The board (the “**Board**”) of directors (the “**Directors**”) of Kowloon Development Company Limited (the “**Company**”) announces that a writ of summons issued by the High Court of the Hong Kong Special Administrative Region dated 13 July 2011 has been served on Richfield Group Holdings Limited (“**Richfield**”) by Brilliant Idea Investments Limited (“**Brilliant Idea**”), a wholly-owned subsidiary of the Company, on 15 July 2011.

In about February 2011, Brilliant Idea and Richfield entered into an agreement (the “**Agency Agreement**”) relating to a proposed real estate re-development project at Wan On Street, Wan Shun Street, Wan King Street and Wan Fuk Street, Kowloon, Hong Kong (the “**Re-development Project**”) under which, Richfield agreed to act as agent for Brilliant Idea to acquire all the titles and interests in various properties located at Wan On Street, Wan Shun Street, Wan King Street and Wan Fuk Street for the Re-development Project. Brilliant Idea is claiming for, among other things, damages for breach of the Agency Agreement, and/or misrepresentation and/or breach of trust and fiduciary duties, of which the amounts have not been ascertained as at the date of this announcement.

Further announcement in relation to the updated status of the above action against Richfield will be made as and when appropriate by the Company.

By Order of the Board
Kowloon Development Company Limited
Lee Kuen Chiu
Company Secretary

Hong Kong, 15 July 2011

As at the date of this announcement, the Directors of the Company are Mr Or Wai Sheun (Chairman), Ms Ng Chi Man, Mr Lai Ka Fai and Mr Or Pui Kwan as Executive Directors; Mr Keith Alan Holman (Deputy Chairman), Mr Tam Hee Chung and Mr Yeung Kwok Kwong as Non-executive Directors; and Mr Li Kwok Sing, Aubrey, Mr Lok Kung Chin, Hardy, Mr Seto Gin Chung, John and Mr David John Shaw as Independent Non-executive Directors.