

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)

ANNOUNCEMENT

The Board is pleased to announce that Consent Orders have been entered into to discontinue the actions under the First Writ and the Second Writ respectively by consent.

Reference is made to the announcement of Kowloon Development Company Limited (the “**Company**”) dated 15 July 2011 (the “**First Announcement**”) in respect of a writ (the “**First Writ**”) filed by Brilliant Idea, a wholly-owned subsidiary of the Company, against Richfield in relation to the acquisition of certain properties in Wan On Street, Wan Shun Street, Wan King Street and Wan Fuk Street, Kowloon, Hong Kong (the “**Proposed Project**”). Reference is also made to the announcement of the Company dated 18 July 2011 (the “**Second Announcement**”) in respect of a writ (the “**Second Writ**”) filed by Richfull against the Company in respect of the Proposed Project. Unless otherwise defined, terms used in this announcement shall have the same meaning as used in the First Announcement and the Second Announcement.

The Board is pleased to announce that a consent order dated 2 August 2011 in respect of the First Writ had been signed and filed by Brilliant Idea and Richfield, and a consent order dated 2 August 2011 in respect of the Second Writ had been signed and filed by the Company and Richfull, that the parties having agreed terms for a full and final settlement of all claims and counterclaims, agree to discontinue the actions under the respective writs by consent (the “**Consent Orders**”).

The Board is of the view that the Consent Orders pose no material adverse effect on the existing operation of the Group. The Board is currently not aware of any further developments relating to the abovementioned legal proceedings that should be brought to the attention of the shareholders beyond those as contained and disclosed in this announcement.

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

Hong Kong, 2 August 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.