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STYLAND HOLDINGS LIMITED

大凌集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 211)

DISCLOSEABLE TRANSACTION PROVISION OF FINANCIAL ASSISTANCE

On 14 April 2011, Ever-Long Finance, a wholly owned subsidiary of the Company, entered into the Loan Agreement with the Borrowers, pursuant to which Ever-Long Finance agreed to provide a loan of HK\$10,000,000 to the Borrowers for a period of 6 months at an interest rate of 0.8% per month or 9.6% per annum. As the applicable Percentage Ratios for the Loan Agreement are more than 5% but less than 25%, the provision of the Loan constitutes a discloseable transaction on the part of the Company pursuant to Chapter 14 of the Listing Rules.

At the request of the Company, trading in the Shares on the Stock Exchange has been suspended since 21 April 2004. Trading in the Shares will remain suspended until further notice.

PROVISION OF FINANCIAL ASSISTANCE

The Board would like to announce that on 14 April 2011, Ever-Long Finance, a wholly owned subsidiary of the Company, entered into the Loan Agreement with the Borrowers, pursuant to which Ever-Long Finance agreed to provide a loan of HK\$10,000,000 to the Borrowers for a period of 6 months at an interest rate of 0.8% per month or 9.6% per annum.

The Loan is secured by a property in Hong Kong with a valuation amount of approximately HK\$12,512,000. Under the Loan Agreement, the Borrowers shall pay interest of HK\$80,000 monthly during the agreed loan period, and the whole principal amount together with the accrued interest for the last month of the agreed loan period on the maturity date of the Loan. Any early repayment of the Loan is permitted subject to giving ninety days' prior written notice for such request. Pursuant to the Loan Agreement, the Borrowers are jointly

* *For identification purposes only*

and severally liable for their liabilities under the Loan Agreement. The terms of the Loan Agreement were determined after arm's length negotiation between parties and are on normal commercial terms. The Group intends to finance the Loan by its internal resources.

INFORMATION ON THE BORROWERS

(i) Mutual Development Limited, a company incorporated in Hong Kong and is principally engaged in property investments; and (ii) Mr. Li Mow Ming Sonny, a director of and holding 99% interests in Mutual Development Limited.

To the best of the Directors' knowledge, information and belief, and having made all reasonable enquiries, the Borrowers are independent third parties and not connected with any director, chief executive, substantial shareholder of the Company or any of its subsidiaries or an associate (as defined in the Listing Rules) of any of them.

REASONS FOR THE PROVISION OF FINANCIAL ASSISTANCE

The Company is an investment holding company. The principal activities of the Group consist of investment holdings, securities dealing and broking, financing, trading of securities, general import and export trading and property redevelopment and investment.

The Directors consider that the provision of the Loan provides an opportunity for the Group to get a high rate of return for its surplus fund under the current interest environment and expand the revenue sources of the Group. Taking into consideration of the Loan is properly secured by a property with market value of approximately HK\$12,512,000; and the interest rate charged for the Loan is higher than the mortgage interest rate of well recognized financial institutions in Hong Kong, the Directors consider that the granting of Loan is fair and reasonable and in the interests of the Company and its shareholders as a whole.

GENERAL

As the applicable Percentage Ratios for the Loan Agreement are more than 5% but less than 25%, the provision of the Loan constitutes a discloseable transaction on the part of the Company pursuant to Chapter 14 of the Listing Rules.

DEFINITIONS

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

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| “Board” | the board of Directors |
| “Borrowers” | (i) Mutual Development Limited, a private company incorporated in Hong Kong, and (ii) Mr. Li Mow Ming Sonny, a director of and holding 99% interests in Mutual Development Limited |
| “Company” | means Styland Holdings Limited, a company incorporated under the laws of Bermuda with limited liability and the shares of which are listed on the Stock Exchange (stock code: 211) |

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| “Directors” | directors of the Company |
| “Ever-Long Finance” | Ever-Long Finance Limited, a wholly owned subsidiary of the Company, one of its principal activities is provision of money lending services |
| “Group” | the Company and its subsidiaries |
| “HK\$” | Hong Kong dollars, the lawful currency of Hong Kong |
| “Hong Kong” | 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 |
| “Loan” | a loan in the principal amount of HK\$10,000,000 provided by Ever-Long Finance to the Borrowers under the Loan Agreement |
| “Loan Agreement” | the loan agreement dated on 14 April 2011 entered into between Ever-Long Finance and the Borrowers |
| “Percentage Ratios” | the “percentage ratios” as defined in rule 14.04(9) of the Listing Rules |
| “Shares” | ordinary shares(s) of HK\$0.01 each in the share capital of the Company |
| “Stock Exchange” | The Stock Exchange of Hong Kong Limited |
| “%” | per cent |

By order of the Board
Styland Holdings Limited
Ng Yiu Chuen
Director

14 April 2011

As at the date of this announcement, the executive Directors of the Company are Mr. Cheung Hoo Win, Mr. Ng Yiu Chuen, Ms. Ho Mei Sheung, Ms. Zhang Yuyan and Ms. Chen Lili and the independent non-executive Directors are Mr. Zhao Qingji, Mr. Yeung Shun Kee Edward, Mr. Li Hancheng and Mr. Lo Tsz Fung Philip.