

# SUNSHINE HOLDINGS LIMITED

Company Registration No. CT-140095

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## SHINING HOLIDAY SHOPPING CENTRE PHASE II - AN UPDATE

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Reference is made to the Q2 2006 results announcement made on 14 August 2006 and the announcements on the mid term development plans and acquisition of subsidiaries made on 25 September 2006 and 26 September 2006 respectively by Sunshine Holdings Limited (the "Company") and its subsidiaries (the "Group"). Unless otherwise stated, definitions used in these announcements apply throughout this announcement where the context so admits.

After careful deliberation, the Group has decided to defer the expected completion date of its commercial property, Shining Holiday Shopping Centre II ("Shopping Mall II"), located in Xinxiang City, Henan, to FY2007 and speed up the completion in FY2006 of its 2 recently acquired developments located in Zhengzhou City, Henan, namely Modern City and Cuizu Yuan, which had been substantially pre-sold to date. This decision is in anticipation of the current opportunities avail to the Group in FY2006 pursuant to the mid term development plans mentioned in the announcement dated 25 September 2006. Consequently, the Group intends to accumulate land reserves and property developments through acquisitions, joint ventures or business alliances, in order to maintain a sufficient pipeline of property projects in the next three to five years.

Notwithstanding the deferred completion of Shopping Mall II, the Group expects the profits from its current projects under development, as well as from its recently acquired developments to contribute significantly to its performance for FY2006.

The Initial Public Offering of the Company's shares was sponsored by UOB Asia Limited.