



德祥地產集團有限公司*

ITC PROPERTIES GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code : 199)

UNUSUAL PRICE MOVEMENT

This statement is made at the request of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

We have noted today the decrease in the price of the shares of ITC Properties Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) and wish to state that we are not aware of any reasons for such decrease.

As disclosed in the statement of the Company dated 29th July, 2008 (the “**Statement**”), the Company has been in discussions with a company in which the Group has 50% interest (the “**JV**”) on the possible provision of loan (the “**Loan**”) by the Company to the JV to finance its business undertakings. The principal business of the JV is property investment and holding. The directors of the Company (the “**Directors**”) announce that a shareholders’ agreement (the “**Agreement**”) was entered into among the joint venture partners of the JV and the JV on 31st July, 2008 regarding, among other things, the provision of the Loan by each of the joint venture partners to the JV in accordance with their respective shareholding interests. The provision of the Loan pursuant to the Agreement constitutes a discloseable transaction for the Company under the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”). The Directors do not consider the entering into of the Agreement and the provision of the Loan are price sensitive in nature in view of the size of the transaction and that they relate to the principal activities of the Group and the JV. A separate announcement will be made by the Company regarding the terms of the Agreement including the Loan.

As also disclosed in the Statement, the latest time for termination of the underwriting agreement in relation to the rights issue of the Company (the “**Rights Issue**”) announced on 6th June, 2008 was 4:30 p.m. on 30th July, 2008. The Directors announce that the Rights Issue has become unconditional on 30th July, 2008. The results of the Rights Issue will be published in a separate announcement to be released today.

Apart from the above, we confirm that there are no negotiations or agreements relating to intended acquisitions or realizations which are discloseable under Rule 13.23 of the Listing Rules, neither is the board of Directors (the “**Board**”) aware of any matter discloseable under general obligation imposed by Rule 13.09 of the Listing Rules, which is or may be of a price-sensitive nature.

* For identification purpose only

Made by the order of the Board of the Company, the Directors of which individually and jointly accept responsibility for the accuracy of this statement.

By order of the Board
ITC Properties Group Limited
Yan Ha Hung, Loucia
Company Secretary

Hong Kong, 1st August, 2008

As at the date of this statement, the Directors are as follows:

Executive Directors:

Mr. Cheung Hon Kit (*Chairman*)

Mr. Chan Fut Yan (*Managing Director*)

Mr. Wong Kam Cheong, Stanley (*Deputy Managing Director*)

Mr. Cheung Chi Kit

Mr. Lai Tsan Tung, David

Mr. Ma Chi Kong, Karl

Independent non-executive Directors:

Mr. Qiao Xiaodong (*Vice Chairman*)

Mr. Wong Chi Keung, Alvin

Mr. Kwok Ka Lap, Alva