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祥泰行集團有限公司*

CHEUNG TAI HONG HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 199)

UNUSUAL MOVEMENT IN PRICE AND TRADING VOLUME OF THE SHARES OF THE COMPANY

The Board has noted today the increases in the price and the trading volume of the shares of the Company and wishes to state that it is not aware of any reasons for such increases.

Subsequent to the Announcements made by the Company on 18th and 26th October, 2005, regarding its discussions in respect of the possible acquisition of property interest in Macau and the possible acquisition of property interests and sporting facilities in the PRC, the Group continues to negotiate with the vendors on the terms on such possible acquisitions and the negotiations have proceeded to a more advanced stage. In addition, the Group remains in preliminary discussions in respect of a possible acquisition of sporting facilities in Hong Kong. The parties that the Group is in negotiation with in respect of the aforesaid possible acquisitions are different parties. To the best of the Directors' knowledge, information and belief and after having made all reasonable enquiry, such vendors are third parties independent of the Company and its connected persons (as defined under the Listing Rules).

This announcement is made at the request of The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

The board (the "Board") of directors (the "Directors") of Cheung Tai Hong Holdings Limited (the "Company") has noted today the increases in the price and the trading volume of the shares of the Company. The Board wishes to state that it is not aware of any reasons for such increases.

Subsequent to the announcements made by the Company on 18th and 26th October, 2005 (the "Announcements"), regarding its discussions in respect of the possible acquisition of property interest in Macau and the possible acquisition of property interests and sporting facilities in the People's Republic of China (the "PRC"), the Group continues to negotiate with the vendors on the terms on such possible acquisitions and the negotiations have proceeded to a more advanced stage. In addition, the Group remains in preliminary discussions in respect of a possible acquisition of sporting facilities in Hong Kong. The parties that the Group is in negotiation with in respect of the aforesaid possible acquisitions are different parties. To the best of the Directors' knowledge, information and belief and after having made all reasonable enquiry, such vendors are third parties independent of the Company and its connected persons (as defined under the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules")).

Terms of the aforesaid possible acquisitions are yet to be agreed and the aforesaid possible acquisitions may or may not materialize. Further announcements will be made by the Company as and when appropriate in accordance with the Listing Rules.

The Board also confirms that, save as disclosed above and in the Announcements, there are no negotiations or agreements relating to intended acquisitions or realisations which are discloseable under Rule 13.23 of the Listing Rules, either is 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.

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

By order of the Board
Yan Ha Hung, Loucia
Company Secretary

Hong Kong, 6th January, 2006

As at the date of this announcement, the Board comprises Mr. Cheung Hon Kit (Chairman), Mr. Chan Fut Yan (Managing Director) and Mr. Tse Cho Tseung as executive Directors, Mr. Ho Hau Chong, Norman (Deputy Chairman) and Mr. Lo Lin Shing, Simon as non-executive Directors, and Mr. Wong Chi Keung, Alvin, Mr. Kwok Ka Lap, Alva and Mr. Chui Sai Cheong as independent non-executive Directors.

* For identification purpose only

"Please also refer to the published version of this announcement in The Standard."