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翠華餐廳®

Tsui Wah Restaurant

Tsui Wah Holdings Limited

翠華控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1314)

**COMPLETION OF THE DISCLOSEABLE TRANSACTION
IN RELATION TO
THE ACQUISITION OF PROPERTIES**

Reference is made to the announcement of the Company dated 13 December 2013 (the “**Announcement**”). Unless the context otherwise requires, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

The Board is pleased to announce that all the conditions set out in the Formal Agreements have been fulfilled and the Proposed Acquisitions were completed on 3 March 2014.

The Board also wishes to announce that there has been a change in the source of funding for the Proposed Acquisitions. Due to the availability of low costs financing to the Group, which would help to increase the liquidity and strengthen the financial position of the Group. The Board has decided to take out bank mortgage loans at an aggregated sum of HK\$86,809,200, representing 40% of the Total Consideration, to be repaid over 15 years, at an interest rate of 1.75% per annum over 1 month Hong Kong Interbank Offered Rate or the bank’s cost of funds, whichever is higher, to partially settle the Total Consideration. The remaining consideration of HK\$130,213,800 was funded as follow (i) HK\$79,500,000 from the net proceeds received by the Group from the Listing; and (ii) the remaining HK\$50,713,800, was settled by internal resources of the Group other than the net proceeds from the Listing.

By Order of the Board
Tsui Wah Holdings Limited
LEE Yuen Hong
Chairman and executive Director

Hong Kong, 3 March 2014

As at the date of this announcement, our executive Directors are Mr. Lee Yuen Hong, Mr. Ho Ting Chi, Mr. Cheung Yu To, Mr. Cheung Wai Keung and Mr. Cheung Yue Pui and our independent non-executive Directors are Mr. Goh Choo Hwee, Mr. Wong Chi Kin and Mr. Yim Kwok Man.