



BUILD KING HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 00240)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules.

The Board wishes to inform the shareholders of the Company and potential investors that based on preliminary assessment of the unaudited management accounts of the Group, and information currently available to the Company, it is expected that the Group may report a substantial loss for the year ended 31 December, 2008, as compared with the profit after tax of HK\$11 million for the year ended 31 December, 2007.

Shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.

This announcement is made by Build King Holdings Limited (the “Company”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

The board of the directors of the Company (the “Board”) wishes to inform the shareholders of the Company and potential investors that based on preliminary assessment of the unaudited management accounts of the Company and its subsidiaries (the “Group”), and information currently available to the Company, it is expected that the Group may report a substantial loss for the year ended 31 December, 2008, as compared with the profit after tax of HK\$11 million for the year ended 31 December, 2007.

The Board considers that the anticipated loss for the year ended 31 December, 2008 was primarily attributable to the two factors as explained in an announcement made on 27 October, 2008 (the “October Announcement”), namely (1) an estimated loss of NTD130 million (or approximately HK\$34 million) as a result of the termination of a contract for the construction of No. 1 & 2 Pier at Shuitou Port, Kinmen, Taiwan (the “Taiwan Project”) and (2) realized and unrealized losses of the Group’s listed equity securities investment due to the decrease of market prices.

Subsequent to the October Announcement, the client of the Taiwan Project formally terminated the contract with Hsin Lung Construction Company Limited, a wholly owned subsidiary of the Company on 14 November, 2008. Based on currently available information, the Board maintains its view that the estimated loss will not exceed NTD130 million (or approximately HK\$34 million).

The information contained in this announcement is only based on the preliminary assessment by the Company in accordance with the management accounts of the Group for the 11 months ended 30 November, 2008 which have not been audited as at the date hereof. Further details of the Group's performance will be disclosed as and when the final results for the year ended 31 December, 2008 are announced.

Shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board
Build King Holdings Limited
Chang Kam Chuen, Desmond
Company Secretary

Hong Kong, 22 January, 2009

As at the date of this announcement, the Board comprises three executive Directors, namely Mr. Zen Wei Peu, Derek, Mr. Yu Sai Yen and Mr. Chang Kam Chuen, Desmond, three non-executive Directors, namely Mr. David Howard Gem, Dr. Cheng Chi Pang, Leslie and Mr. Chan Chi Hung, Anthony, and three independent non-executive Directors, namely Dr. Chow Ming Kuen, Joseph, Mr. Ng Chi Ming, James and Mr. Ho Tai Wai, David.