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天德地產有限公司
Tian Teck Land Limited

(Incorporated in Hong Kong with limited liability)
(Stock Code: 266)



凱聯國際酒店有限公司
Associated International Hotels Limited

(Incorporated in Hong Kong with limited liability)
(Stock Code: 105)

JOINT ANNOUNCEMENT POSITIVE PROFIT ALERT

This announcement is made by TTLL and AIHL pursuant to Rule 13.09 of the Listing Rules.

The TTLL Board and the AIHL Board wish to inform the shareholders of TTLL and AIHL and potential investors that, based on a preliminary review of the management accounts of the TTLL Group and the AIHL Group respectively, it is expected that the 2009 TTLL Interim Results and the 2009 AIHL Interim Results will both record a significant profit as compared with a loss recorded by the TTLL Group and the AIHL Group respectively for the corresponding period ended 30 September 2008, almost entirely due to the valuation gains on investment properties, in particular the development of iSQUARE on the Site held by AIHL, which is TTLL's 50.01% owned subsidiary. The valuation gains on investment properties will only affect the accounting profit or loss but not the cash flow of both the TTLL Group and the AIHL Group.

Shareholders of each of TTLL and AIHL and potential investors are advised to exercise caution when dealing in the shares of the respective companies.

This announcement is made by Tian Teck Land Limited (“**TTLL**”) and Associated International Hotels Limited (“**AIHL**”) 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 directors of AIHL (the “**AIHL Board**”) wishes to inform the shareholders of AIHL and potential investors that, based on a preliminary review of the management accounts of AIHL and its subsidiaries (the “**AIHL Group**”), it is expected that the unaudited consolidated results of the AIHL Group for the six months ended 30 September 2009 (the “**2009 AIHL Interim Results**”) will record a significant profit as compared with a loss recorded by the AIHL Group for the corresponding period ended 30 September 2008, almost entirely due to the valuation gains on investment properties in particular the development of iSQUARE on the site located at No. 63 Nathan Road, Kowloon (Kowloon Inland Lot No.

7425) (the “**Site**”) owned by AIHL. The valuation gains on investment properties will only affect the accounting profit or loss but not the cash flow of the AIHL Group.

As AIHL is TTLL’s 50.01% owned subsidiary, for similar reasons, the board of directors of TTLL (the “**TTLL Board**”) wishes to inform the shareholders of TTLL and potential investors that, based on a preliminary review of the management accounts of TTLL and its subsidiaries (the “**TTLL Group**”), it is expected that the unaudited consolidated results of the TTLL Group for the six months ended 30 September 2009 (the “**2009 TTLL Interim Results**”) will also record a significant profit as compared with a loss recorded by the TTLL Group for the corresponding period ended 30 September 2008. The valuation gains on investment properties will only affect the accounting profit or loss but not the cash flow of the TTLL Group.

As TTLL and AIHL are still in the process of finalizing the 2009 TTLL Interim Results and the 2009 AIHL Interim Results respectively, the information contained in this announcement is only a preliminary estimate prepared by the management of TTLL and AIHL and is not based on information reviewed by the auditors of TTLL and AIHL respectively. The 2009 TTLL Interim Results and the 2009 AIHL Interim Results are expected to be published by the end of November 2009.

Shareholders of each of TTLL and AIHL and potential investors are advised to exercise caution when dealing in the shares of the respective companies.

By order of the Board
Tian Teck Land Limited
Ng Sau Fong
Company Secretary

By order of the Board
Associated International Hotels Limited
Ng Sau Fong
Company Secretary

Hong Kong, 11 November 2009

As at the date of this announcement, the TTLL Board comprises the following directors:

Mr Cheong Hooi Hong, Mr Cheong Kheng Lim, Mr Cheong Keng Hooi, Mr Cheong Sim Lam and Miss Cheong Chong Ling are executive directors, Mr Sin Cho Chiu, Charles and Mr Lau Wah Sum are non-executive directors, and Mr Chow Wan Hoi, Paul, Mr Yau Allen Lee-nam and Mr Tse Pang Yuen are independent non-executive directors.

As at the date of this announcement, the AIHL Board comprises the following directors:

Mr Cheong Hooi Hong, Mr Cheong Kheng Lim, Mr Cheong Keng Hooi, Mr Cheong Sim Lam and Miss Cheong Chong Ling are executive directors, Mr Sin Cho Chiu, Charles and Mr Lau Wah Sum are non-executive directors, and Mr Chow Wan Hoi, Paul, Mr Yau Allen Lee-nam and Mr Lee Chung are independent non-executive directors.