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HANNY HOLDINGS LIMITED

錦興集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 275)

(Warrant Code: 749)

PROFIT ALERT ANNOUNCEMENT

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

The Board wishes to inform the shareholders and warrant holders of the Company and potential investors that the Group is expected to record a net profit for the Period as compared to a net significant loss for the corresponding period last year. The information contained in this positive profit alert announcement is only based on the preliminary review on the management accounts of the Group, which have not been reviewed by the Company's auditors.

Shareholders and warrant holders of the Company and potential investors are advised to exercise caution when dealing in the securities of the Company.

This announcement is made by Hanny Holdings Limited (the "**Company**") and together with its subsidiaries, the "**Group**") 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 (the "**Board**") of the Company (the "**Directors**") wishes to inform the shareholders and warrant holders of the Company and potential investors that, based on the preliminary review on the management accounts of the Group, the Group is expected to record a net profit for the six months ended 30 September 2009 (the "**Period**") as compared to a net significant loss of approximately HK\$641.4 million for the corresponding period last year mainly attributable to (i) the increase in market value on the Group's investment property due to the recovery in the property market in Hong Kong; (ii) the net gain on disposal of certain investments held by the Group versus a net significant loss on investments recorded for the corresponding period last year; and (iii) the increase in fair value of the available-for-sale investments due to the recovering financial environment after the financial tsunami in late 2008, as a result of which minimal impairment loss has been made on the available-for-sale investments for the Period.

The information contained in this positive profit alert announcement is only based on the preliminary review on the management accounts of the Group, which have not been reviewed by the Company's auditors.

The Company is still in the process of finalizing the interim results of the Group for the six months ended 30 September 2009. The financial results of the Group for the six months ended 30 September 2009 will only be ascertained when all the relevant results and corresponding treatments are finalized. The interim results announcement of the Group for the six months ended 30 September 2009 is expected to be published on 22 December 2009.

Shareholders and warrant holders of the Company and potential investors are advised to exercise caution when dealing in the securities of the Company.

On behalf of the board of
HANNY HOLDINGS LIMITED
Dr. Yap, Allan
Chairman

Hong Kong, 11 December 2009

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

Executive Directors:

Dr. Yap, Allan (*Chairman*)
Mr. Chan Kwok Chuen, Augustine
(*Managing Director*)

Independent Non-executive Directors:

Mr. Kwok Ka Lap, Alva
Mr. Poon Kwok Hing, Albert
Mr. Sin Chi Fai

* *For identification purpose only*