

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



L A I S U N G A R M E N T

Lai Sun Garment (International) Limited  
(Incorporated in Hong Kong with limited liability)

(Stock Code: 191)

### **POSITIVE PROFIT ALERT**

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

The Board wishes to inform shareholders of the Company and potential investors that the unaudited interim results of the Group for the six months ended 31 January 2010 are expected to improve significantly as compared to the results for the corresponding previous period ended 31 January 2009.

**Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.**

This announcement is made by Lai Sun Garment (International) 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 principal activities of the Group consist of property investment, property development and investment holding. Based on the preliminary unaudited consolidated management accounts of the Group, the board of directors of the Company (the “Board”) wishes to inform shareholders of the Company and potential investors that the unaudited interim results of the Group for the six months ended 31 January 2010 are expected to improve significantly as compared to the profit attributable to equity holders of the Company of HK\$7.8 million for the six months ended 31 January 2009.

The positive effect on the Group’s results for the six months ended 31 January 2010 is mainly attributable to a fair value gain on valuation of the retail portion of Crocodile Center, Kwun Tong, Hong Kong, which construction was completed during the period. The property is held by the Group for investment purpose. In addition, such positive effect is also attributable to a gain on increase in fair value of the Group’s other investment properties as a result of the recovery of the property market in Hong Kong. The fair value gain on the Group’s investment properties is a non-cash item and will not have a direct impact on the cash flow of the Group. The net fair value loss on investment properties (after deferred tax impact) for the six months ended 31 January 2009 was HK\$10.4 million.

As the Group's unaudited interim results for the six months ended 31 January 2010 have not yet been finalised, the information contained in this announcement is only based on the information currently available and the preliminary unaudited consolidated management accounts of the Group which have not been reviewed by the Company's auditors or audit committee. The interim results of the Group for the six months ended 31 January 2010 are expected to be published in April 2010.

**Shareholders and potential investors are therefore advised to exercise caution when dealing in the shares of the Company.**

By Order of the Board  
**Lai Sun Garment (International) Limited**  
**Yeung Kam Hoi**  
*Company Secretary*

Hong Kong, 12 March 2010

*As at the date of this announcement, the executive directors of the Company are Mr. Lam Kin Ming, Mr. Lam Kin Ngok, Peter, Mr. Shiu Kai Wah, Mr. Lam Kin Hong, Matthew, Mr. Tam Kin Man, Kraven, Mr. Lam Hau Yin, Lester (also alternate to Madam U Po Chu) and Miss Leung Churk Yin, Jeanny; the non-executive directors are Madam U Po Chu and Mr. Chiu Wai; and the independent non-executive directors are Mr. Wan Yee Hwa, Edward, Mr. Leung Shu Yin, William and Mr. Chow Bing Chiu.*