

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.

KB

KINGBOARD LAMINATES HOLDINGS LIMITED

建滔積層板控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1888)

ANNOUNCEMENT

DISCLOSEABLE TRANSACTION ACQUISITION OF PROPERTY

ACQUISITION OF PROPERTY

The Board is pleased to announce that on 10 October 2012, the Purchaser, a wholly-owned subsidiary of the Company, entered into the SP Agreement with the Vendor for the acquisition of the Property at a consideration of £53,000,000 (equivalent to approximately HKD657,730,000).

LISTING RULES IMPLICATIONS

As the applicable percentage ratios exceed 5% but less than 25%, the acquisition of the Property contemplated under the SP Agreement constitutes a discloseable transaction for the Company and is therefore subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

The Board is pleased to announce that on 10 October 2012, the Purchaser, a wholly-owned subsidiary of the Company, entered into the SP Agreement with the Vendor in relation to the acquisition of the Property at a consideration of £53,000,000 (equivalent to approximately HKD657,730,000).

THE SP AGREEMENT

The principal terms of the SP Agreement are as follows:

Date

10 October 2012

Parties

- (1) Heywood Park Limited, as vendor
- (2) Guang Nuo Limited, a wholly-owned subsidiary of the Company, as purchaser

To the best of the knowledge, information and belief of the Directors having made all reasonable enquiries, the Vendor is principally engaged in investment holding and the Vendor and its ultimate beneficial owner(s) are third parties independent of the Company and its connected persons.

The Property

The Property is a commercial building located at 90 Fenchurch Street, London, EC3M 4ST, United Kingdom. The Property has an aggregate GFA of approximately 83,007 ft², comprising office areas of approximately 78,642 ft² and shops of approximately 4,365 ft².

Consideration

The consideration for the acquisition of the Property is £53,000,000 (equivalent to approximately HKD657,730,000) in cash.

A deposit of £5,300,000 (equivalent to approximately HKD65,773,000), being 10% of the consideration, has been made to the Vendor at the time of signing of the SP Agreement and the balance will be payable on completion.

If completion does not occur on the completion date because of the Purchaser's default, the Purchaser shall pay the difference between (i) 10% of the consideration and (ii) the deposit actually paid, as a debt due to the Vendor on the completion date.

The consideration for the acquisition of the Property was determined by reference to the prevailing market value of comparable properties nearby the Property. The acquisition of the Property will be funded by internal resources of the Group.

Completion

Completion will take place on or before 19 October 2012.

On completion, the Company will as guarantor enter into a deed of assignment with, among others, an existing tenant in respect of the rental deposit paid by such existing tenant.

INFORMATION ON THE COMPANY AND THE GROUP

The principal business of the Company is investment holding. The Group is principally engaged in the manufacturing and sale of laminates and related upstream materials.

The Purchaser is a company incorporated in the British Virgin Islands with limited liability and is a wholly-owned subsidiary of the Company. The Purchaser is principally engaged in investment holding.

INFORMATION ON THE PROPERTY

The Property is a commercial building located at 90 Fenchurch Street, London, EC3M 4ST, United Kingdom. The Property has a GFA of 83,007 ft², comprising office areas of approximately 78,642 ft² and shops of approximately 4,365 ft².

The Purchaser is to purchase the Property subject to existing tenancies at a total monthly rental of £271,000 (equivalent to approximately HKD3,363,000). To the best of the Directors' knowledge, information and belief, the tenants and their ultimate beneficial owner(s) are independent third parties of the Company and its connected persons.

REASONS FOR AND BENEFITS OF THE ACQUISITION OF THE PROPERTY

The Directors consider the acquisition of the Property pursuant to the SP Agreement provides an opportunity for the Group to expand their property investment portfolio and increase the income stream of the Group. The Directors consider that the acquisition of the Property is in line with the development and investment strategies of the Group. The terms and conditions of the SP Agreement are determined on normal commercial terms after arm's length negotiations between the Purchaser and the Vendor.

The Directors are of the view that the terms of the SP Agreement are fair and reasonable and the acquisition of the Property pursuant to the SP Agreement is in the interests of the Company and its shareholders as a whole.

LISTING RULES IMPLICATIONS

As the applicable percentage ratios exceed 5% but less than 25%, the acquisition of the Property contemplated under the SP Agreement constitutes a discloseable transaction for the Company and is therefore subject to the reporting and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, the following expressions have the meanings set out below unless the context requires otherwise:

“Board”	the board of Directors
“Company”	Kingboard Laminates Holdings Limited, a company incorporated in the Cayman Islands with limited liability and whose shares are listed on the main board of the Stock Exchange
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Directors”	directors of the Company
“GFA”	gross floor area
“Group”	collectively, the Company and its subsidiaries
“HKD”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Property”	a commercial property located at 90 Fenchurch Street, London, EC3M 4ST, United Kingdom
“Purchaser”	Guang Nuo Limited, a company incorporated in the British Virgin Islands and a wholly-owned subsidiary of the Company
“SP Agreement”	the sale and purchase agreement dated 10 October 2012 and entered into between the Vendor and the Purchaser in relation to the acquisition of the Property
“Stock Exchange”	The Stock Exchange of Hong Kong Limited

“Vendor”	the existing beneficial owner of the Property, being Heywood Park Limited
“£”	British pound sterling, the lawful currency of the United Kingdom
“%”	per cent
“ft ² ”	square feet

For the purposes of this announcement, £ has been translated into HKD using an exchange rate of £1.00 to HKD12.41.

By Order of the Board of
Kingboard Laminates Holdings Limited
Tsoi Kin Lung
Company Secretary

Hong Kong, 15 October 2012

As at the date of this announcement, the Board comprises Messrs. Cheung Kwok Wa, Cheung Kwok Keung, Cheung Kwok Ping, Lam Ka Po, Cheung Ka Ho, Liu Min and Zhou Pei Feng, being the executive Directors, Mr. Lo Ka Leong, being the non-executive Director, and Messrs. Chan Yue Kwong, Michael, Leung Tai Chiu, Mok Yiu Keung, Peter and Ip Shu Kwan, Stephen, being the independent non-executive Directors.