

*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.*



## **Fortune Sun (China) Holdings Limited** **富陽(中國)控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*  
(Stock Code: 352)

### **CLARIFICATION ANNOUNCEMENT**

This announcement seeks to clarify and amend certain information included in the Annual Results Announcement (as defined below).

The board (“**Board**”) of directors of Fortune Sun (China) Holdings Limited (“**Company**”) noted that certain descriptive information relating to the basis of preparation and basis for disclaimer of the auditors’ opinion for the consolidated financial statements of the Company and its subsidiaries (collectively, the “**Group**”) for the year ended 31 December 2008 was mistakenly stated in the announcement (“**Annual Results Announcement**”) dated 22 April 2009, details of which require the following clarification and amendment.

As disclosed on pages 3 and 10 of the Annual Results Announcement, there were certain outstanding litigations (“**Litigations**”) against Shanghai Fu Yang Property Consultant Co., Ltd (“**Shanghai Fortune Sun**”), the principal wholly-owned subsidiary of the Group, for, among other claims, the refund of certain outstanding deposits of RMB15,616,000 (“**Deposit Amount**”) and the related default interest of approximately RMB5,396,000 accrued up to 31 December 2008 by Shanghai Fortune Sun. Shanghai Fortune Sun has entered into an agreement with a third party (“**Investment Partner**”) whereby the Investment Partner has unconditionally agreed to undertake the obligations for the refund of the Deposit Amount and assume any liabilities of Shanghai Fortune Sun of any default compensation and interests arising from the Litigations.

The third paragraph of note 2(a) to the Consolidated Financial Statements headed “Litigations” on page 3 (and the second paragraph of the sub-section headed “Litigations” under the section headed “Basis for disclaimer of opinion: fundamental uncertainty relating to the going concern basis” of the Extract from Independent Auditors’ Report on the Consolidated Financial Statements for the year ended 31 December 2008 on page 10) of the Annual Results Announcement contains the following description:

“...The agreement by the Investment Partner to pay the Group the Deposit Amount and the related default interest of approximately RMB5,396,000 accrued up to 31 December 2008 has been recognised as other payables in the consolidated balance sheet as at 31 December 2008 has been recognised as other receivables in the consolidated balance sheet as at 31 December 2008.”

The above description should be replaced by the following:

“...The agreement by the Investment Partner to pay the Group the Deposit Amount and the related default interest of approximately RMB5,396,000 accrued up to 31 December 2008 has been recognised as other receivables in the consolidated balance sheet as at 31 December 2008.”

Save as disclosed above, the Company confirms that all the information and figures as contained in the Annual Results Announcement are correct in all material aspects.

The aforesaid errors were inadvertently made and the Company apologises for any inconvenience caused by the aforesaid errors.

By order of the Board of  
**Fortune Sun (China) Holdings Limited**  
**Chiang Chen Feng**  
*Chairman*

Hong Kong, 23 April 2009

*As at the date of this announcement, the executive Directors are Mr. Chiang Chen Feng, Ms. Chang Hsiu Hua and Mr. Han Lin; the non-executive Director is Ms. Lin Chien Ju; and the independent non-executive Directors are Mr. Ng Wai Hung, Mr. Cui Shi Wei, and Dr. Cheng Chi Pang*