

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.

ASPPL

A-S China Plumbing Products Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 8262)

DISCLOSEABLE TRANSACTION DISPOSAL OF PROPERTY

On 22 October 2009, ASGEC, a subsidiary of the Company, entered into a binding Agreement with the Purchaser for the Disposal of the Property at the Consideration of RMB45 million, subject to and upon the terms and conditions contained therein.

Based on the applicable percentage ratios of the Company, the Disposal constitutes a discloseable transaction for the Company under Chapter 19 of the GEM Listing Rules.

THE AGREEMENT

On 22 October 2009, ASGEC, a subsidiary of the Company, entered into a binding Agreement with the Purchaser for the Disposal of the Property. The principal terms and conditions of the Agreement are summarised as follows:

Date: 22 October 2009

Parties: (a) ASGEC as the vendor; and

(b) CCCC Guangzhou Dredging Co., Ltd. as the purchaser

Property: The Property is a two-storeyed factory building situate at No. 98 Dongjiang Road, Guangzhou Economic & Technological Development Zone, the PRC. The land use right in respect of the Property has a total area of 31,457 square metres.

Consideration: The Consideration for the Disposal is RMB45 million (or approximately HK\$51 million), payable in cash in one lump sum upon the signing of the Agreement.

Other principal terms:

Upon ASGEC's receipt in full of the Consideration, ASGEC shall deliver to the Purchaser a copy of the current business licence of ASGEC together with the original of the real property title certificate of the Property. ASGEC shall deliver possession of the Property to the Purchaser within 150 days after ASGEC's receipt in full of the Consideration.

Within 5 working days after a new business licence (showing that ASGEC has been transformed from a sino-foreign equity joint venture company to a foreign enterprise) is issued to ASGEC (but no later than 30 June 2010), ASGEC and the Purchaser shall go through the registration procedures for the transfer of the Property.

The transfer of the Property under the Agreement is conditional upon the satisfaction of all the necessary requirements and procedures under the GEM Listing Rules for the Disposal having been duly complied with.

OTHER INFORMATION RELATING TO THE DISPOSAL

The Agreement was negotiated on an arm's length basis and the Consideration was arrived at based on the bidding price given by the Purchaser, which is the highest bidding price obtained in a bidding process conducted on an arm's length basis.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, the Purchaser and its ultimate beneficial owners are Independent Third Parties. The Directors are of the view that the terms of the Agreement including the Consideration are on normal commercial terms, fair and reasonable, and in the interests of the Company and the shareholders of the Company as a whole.

The Property is not being used for any specific purpose and is currently used for storage of some idle chattels of the Company. In respect of the land use right of the Property, it was acquired by ASGEC in 1995 and the premium paid for the land use right was approximately RMB 15 million (or approximately HK\$17 million), whereas the factory building on the Property was constructed in 1997 and its original cost was approximately RMB40 million (or approximately HK\$45 million). The term of the land use right is 50 years commencing from 28 June 1995 and expiring on 28 June 2045. The net book value of the Property (after taking into account the depreciation and impairment charges for the factory building) amounted to approximately RMB17 million (or approximately HK\$19 million) as at 31 December 2008. As ASGEC has recorded losses of approximately RMB4,698,000 (or approximately HK\$5,339,000) and approximately RMB65,312,000 (or approximately HK\$74,218,000) for the two financial years ended 31 December 2007 and 31 December 2008, there was no net profit attributable to the Property for these two financial years.

The Group is expected to realise a profit of approximately of RMB28 million (or approximately HK\$32 million) based on the Consideration minus the net book value of the Property at 31 December 2008 of RMB17 million. The Group for the time being has not decided any specific purpose for the application of the sale proceeds from the Disposal.

REASONS FOR THE DISPOSAL

As mentioned above, ASGEC has recorded losses for the past two financial years. As at 31 December 2008, ASGEC has accumulated losses of approximately RMB204,856,000 (or approximately HK\$232,791,000).

After completion of the Disposal, the sale proceeds of the Property will help alleviate the losses incurred by ASGEC, which is to the benefit of the Group.

GEM LISTING RULES IMPLICATIONS FOR THE PROPERTY TRANSFER

Based on the applicable percentage ratios of the Company, the Agreement constitutes a discloseable transaction for the Company under Chapter 19 of the GEM Listing Rules.

INFORMATION RELATING TO THE GROUP AND THE PURCHASER

The Group is principally engaged in the manufacture and distribution in the PRC a broad range of bathroom and kitchen fixtures and plumbing fittings.

ASGEC was principally engaged in the manufacture of enamelled steel bathtubs and acrylic bathtubs, and has ceased production operations since 25 September 2008. ASGEC was a sino-foreign equity joint venture company and a 82%-owned subsidiary of the Company. As stated in the announcement of the Company dated 1 April 2009, ASGEC entered into the Share Transfer Agreement dated 31 March 2009 for the transfer of the 18% equity interest in ASGEC by Wei Ya Industry Company Limited and Industrial Development Corporation Limited of Guangzhou Economic & Technological Development Zone to JM Fittings, a wholly-owned subsidiary of the Company. Since then, the approval for the transformation of ASGEC from a sino-foreign equity joint venture company to a wholly owned subsidiary of the Company has been obtained from the relevant PRC approving authority. ASGEC is now in the process of obtaining an updated business licence showing that it has been transformed to a wholly owned subsidiary of the Company.

The Purchaser is principally engaged in dredging business.

DEFINITIONS

In this announcement, unless the context requires otherwise, the following expressions shall have the following meanings when used herein:

“Agreement”	the agreement for the sale and purchase of the Property dated 22 October 2009 entered into between ASGEC and the Purchaser
“ASGEC”	A-S (Guangzhou) Enamelware Company Limited (廣州美標益豐搪瓷有限公司), a subsidiary of the Company
“Board”	the board of directors of the Company
“Company”	A-S China Plumbing Products Limited, a company incorporated in the Cayman Islands with limited liability and the shares of which are listed on the GEM
“Consideration”	RMB45 million, being the consideration for the sale and purchase of the Property under the Agreement
“Directors”	directors of the Company
“Disposal”	the disposal of the Property by ASGEC to the Purchaser pursuant to the Agreement
“GEM”	the Growth Enterprise Market on the Stock Exchange
“GEM Listing Rules”	the Rules Governing the Listing of Securities on GEM
“Group”	the Company and its subsidiaries
“Hong Kong”	Hong Kong Special Administrative Region of the PRC
“HK\$”	Hong Kong Dollars, the lawful currency of Hong Kong
“Independent Third Parties”	parties who are independent of and are not connected persons (as defined in the GEM Listing Rules) of the Company
“JM Fittings”	American Standard (Jiangmen) Fittings Co., Ltd. (美標(江門)水暖器材有限公司), a wholly foreign-owned enterprise established under the laws of the PRC and an indirect wholly-owned subsidiary of the Company

“Purchaser”	CCCC Guangzhou Dredging Co., Ltd. (中交廣州航道局有限公司), a company incorporated in the PRC
“PRC”	the People’s Republic of China, which for the purpose of this announcement shall exclude Hong Kong, Macau Special Administrative Region and Taiwan
“Property”	a two-storeyed factory building situate at No. 98 Dongjiang Road, Guangzhou Economic & Technological Development Zone, the PRC with real property title certificate穗房地證字第218789號 (中國廣州市廣州經濟技術開發區東江大道98號(房地產權證號: 穗房地證字第218789號))
“RMB”	Renminbi, the lawful currency of PRC
“Share Transfer Agreement”	the agreement dated 31 March 2009 and entered into among (i) Wei Ya Industry Company Limited (維亞實業有限公司); (ii) Industrial Development Corporation Limited of Guangzhou Economic & Technological Development Zone (廣州開發區工業發展集團有限公司); and (iii) JM Fittings for the transfer of 18% equity interest in ASGEC to JM Fittings
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“%”	per cent.

For illustration purpose, in this announcement, amounts in RMB have been translated into HK\$ at the exchange rate of RMB1 to HK\$1.136. Such translation does not constitute a representation that any amount has been, could have been or may be exchanged at such rate.

As at the date of this announcement, the board of directors of the Company comprises Mr. Ye Zhi Mao, Jason, Mr. Gao Jinmin, Ms. Chen Rong Fang, Mr. Wang Gang and Mr. Yang Xiong as executive directors; Mr. Peter James O’Donnell as non-executive director; and Mr. Chang Sze-Ming, Sydney, Mr. Ho Tse-Wah, Dean and Mr. Wong Kin Chi as independent non-executive directors.

By Order of the Board
A-S China Plumbing Products Limited
Chen Rong Fang
Executive Director and Company Secretary

Hong Kong, 22 October, 2009

This announcement, for which the directors of the Company (the “Directors”) collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on the Growth Enterprise Market of The Stock exchange of Hong Kong Limited of the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that, to the best of their knowledge and belief:- (1) the information contained in this announcement is accurate and complete in all material respects and not misleading; (2) there are no other matters the omission of which would make any statement in this announcement misleading; and (3) all opinions expressed in this announcement have been arrived at after due and careful consideration and are founded on bases and assumptions that are fair and reasonable.

This announcement will remain on the GEM website on the “Latest Company Announcements” page for at least 7 days from the date of its posting.