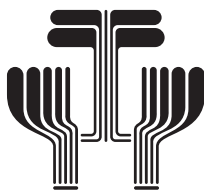


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TACK HSIN HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock Code: 611)

DISCLOSEABLE TRANSACTION DISPOSAL OF PROPERTY

The Board wishes to announce that on 15 February 2008, the Vendor, a wholly-owned subsidiary of the Company, entered into the Provisional Agreement with the Purchaser, pursuant to which the Vendor agreed to sell, and the Purchaser agreed to purchase, the Property for a cash consideration of HK\$24,920,000.

The Disposal constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules. A circular containing, among others, further details of the Disposal and information required to be disclosed under the Listing Rules will be despatched to the Shareholders in accordance with the relevant requirements under the Listing Rules.

1. THE PROVISIONAL AGREEMENT

Date:

15 February 2008

Parties:

1. Vendor: Charmwide Development Limited, a wholly-owned subsidiary of the Company and an investment holding company.
2. Purchaser: Charter Supreme International Limited. To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, (i) the Purchaser is a limited liability company incorporated in Hong Kong and (ii) the Purchasers, its ultimate beneficial owner are Independent Third Parties, whose principal business activity is trading.

Asset to be disposed of:

The Property is situated at Lot No. 710 in D.D. 332 Lantau Island, New Territories, which comprises House "A" and House "B". The Property is a residential building occupies a site area of approximately 10,333 square feet (including the car parking spaces) and a gross floor area of approximately 4,060 square feet according to the independent valuation report prepared by an independent property valuer.

Consideration:

The consideration payable by the Purchaser to the Vendor for the acquisition of the Property is HK\$24,920,000. The consideration has been/ shall be paid by the Purchaser in the following manner:

1. upon signing of the Provisional Agreement on 15 February 2008, an initial deposit of HK\$747,600.00 has been paid by the Purchaser to the Vendor;
2. upon the signing of the Formal Agreement to be entered into on or before 28 February 2008, a further deposit of HK\$1,744,400.00 will be paid by the Purchaser to the Vendor; and
3. The remaining balance of HK\$22,428,000.00 will be paid by the Purchaser to the Vendor upon Completion (which shall take place on or before 25 March 2008).

It is estimated that the net sale proceeds arising from the Disposal (after deducting the legal and other related expenses) will be approximately HK\$24,200,000 and the Company intends to apply the entire proceeds for the Group's general working capital.

The Property was valued at HK\$20,500,000 as at 30 September 2007 by an independent property valuer appointed by the Company. Based on such valuation and taking into account the recent growth of the Hong Kong property market, the Board is of the view that it is a good opportunity for the Company to realize the profit arising therefrom by way of the Disposal and HK\$24,920,000 is the final price mutually agreed between the Vendor and the Purchaser after arm's length negotiations.

Other principal terms:

1. The Vendor and the Purchaser shall enter into the Formal Agreement by 5:00 p.m. on 28 February 2008.
2. The Disposal as contemplated under the Provisional Agreement and the Formal Agreement to be sold on "as is" basis. House "A" of the Property to be sold subject to the existing tenancy entered into by the Vendor on 4 October 2007 (the "**Existing Tenancy Agreement**"), and the relevant rental deposit paid to the Vendor under the said existing tenancy will be transferred to the Purchaser upon Completion. Under the Existing Tenancy Agreement, the Vendor agreed to let House "A" at the monthly rental of HK\$28,000 for a term commencing from 20 October 2007 to 19 October 2008 (both days inclusive) with an optional period commencing from 20 October 2008 to 19 October 2009 (both days inclusive). The tenant shall be entitled to terminate the Existing Tenancy Agreement by serving not less than 1 month's written notice provided that the tenant shall rent House "A" for at least 13 months.
3. House "B" of the Property to be sold with vacant possession.
4. The Vendor and the Purchaser agree that the Purchaser shall not change its present shareholder(s) and/or nominate any third party to take up the assignment of the Property and/or sub-sale the Property on or before Completion.

Completion:

Completion shall take place on or before 25 March 2008.

2. REASONS FOR AND BENEFITS OF THE DISPOSAL

The principal activity of the Company is investment holding. In view of the improved market condition of the property sector in Hong Kong, the Board considers that the Group should take this opportunity to dispose of the Property.

It is expected that a net gain of approximately HK\$3.7 million can be realized as a result of the Disposal for the Group (based on the difference between the net proceeds of the Disposal and the net book value of the Property as at 30 September 2007). The Property is treated as investment properties before Completion and as cash after Completion on the financial statements of the Group. Upon Completion, it is expected that the Group's assets will be increased by approximately HK\$3.7 million. The Board believes that the terms of the transaction for the Disposal are fair and reasonable and in the interest of the Company and the Shareholders as a whole.

3. GENERAL

The Disposal constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules. A circular containing, among others, further details of the Disposal and information required to be disclosed under the Listing Rules will be despatched to the Shareholders in accordance with the relevant requirements under the Listing Rules.

4. DEFINITIONS

Terms or expressions used in this announcement shall, unless the context otherwise requires, have the meanings ascribed to them below:

“Board”	board of Directors
“Company”	Tack Hsin Holdings Limited, a company incorporated in the Bermuda with limited liability, the issued shares of which are listed on the main board of the Stock Exchange
“Completion”	completion of the Disposal under the Provisional Agreement and the Formal Agreement, which shall take place on or before 25 March 2008
“Directors”	directors of the Company
“Disposal”	disposal of the Property to the Purchaser by the Vendor
“Formal Agreement”	formal agreement relating to the Disposal to be entered into between the Vendor and the Purchaser on or before 28 February 2008
“Group”	the Company and its subsidiaries
“Hong Kong”	the Hong Kong Special Administrative Region of the People's Republic of China

“Independent Third Party (ies)”	any party (ies) and/or its ultimate owner who is a third party independent of the Company and its connected persons
“Listing Rules”	Rules Governing the Listing of Securities on the Stock Exchange
“Property”	Lot No. 710 in D.D. 332 Lantau Island, New Territories, which comprises of House “A” and House “B”
“Provisional Agreement”	provisional agreement for Sale and Purchase dated 15 February 2008 entered into between the Vendor and the Purchaser relating to the Disposal
“Purchaser”	Charter Supreme International Limited, a limited liability company incorporated in Hong Kong and, to the best of the Directors’ knowledge, information and belief having made all reasonable enquiries, is an Independent Third Party
“Shareholders”	shareholders of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Vendor”	Charmwide Development Limited
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“%”	per cent.

By order of the Board
Tack Hsin Holdings Limited
Chan Shu Kit
Chairman

18 February 2008

As at the date of this announcement, the Board comprises Mr. Chan Shu Kit, Mr. Kung Wing Yiu and Mr. Chan Ho Man as executive Directors, and Mr. Kung Fan Cheong, Mr. Chan Ka Ling, Edmond and Mr. Lo Kin Cheung as independent non-executive Directors.