

ACQUISITIONS AND DISPOSALS :: DISCLOSEABLE TRANSACTION :: PROPOSED ACQUISITION OF PROPERTY

* Asterisks denote mandatory information

Name of Announcer *	EU YAN SANG INTERNATIONAL LTD
Company Registration No.	199302179H
Announcement submitted on behalf of	EU YAN SANG INTERNATIONAL LTD
Announcement is submitted with respect to *	EU YAN SANG INTERNATIONAL LTD
Announcement is submitted by *	Danny Heng Hang Siong
Designation *	Chief Financial Officer & Company Secretary
Date & Time of Broadcast	19-Sep-2011 19:13:15
Announcement No.	00114

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

Announcement Title *	PROPOSED ACQUISITION OF PROPERTY
Description	Please see attached.
Attachments	 Announcement_HK_property_SPA.pdf Total size = 51K (2048K size limit recommended)

EU YAN SANG INTERNATIONAL LTD
(Company Registration No. 199302179H)
(Incorporated in Singapore)

PROPOSED ACQUISITION OF PROPERTY

The Board of Directors (the “**Board**”) of Eu Yan Sang International Ltd (the “**Company**”) refers to its announcement dated 10 August 2011 (the “**10 August Announcement**”) in relation to the entry by its wholly-owned subsidiary, Pronature (Hong Kong) Limited (“**PHKL**”) into a provisional agreement for the sale and purchase (the “**Provisional Sale Agreement**”) of the property located at Shops 1, 2 and 3 on the ground floor including the flat roof/yard thereof and the mezzanine floor, Shum Tower, No. 268 Des Voeux Road Central, Hong Kong (the “**Property**”) from Honfield Investment (Hong Kong) Limited (the “**Vendor**”).

Unless otherwise specified, capitalised terms used herein shall have the same meanings as defined in the 10 August Announcement.

Further to the 10 August Announcement, the Board is pleased to announce that PHKL has entered into the definitive sale and purchase agreement (“**Sale and Purchase Agreement**”) with the Vendor in relation to the Proposed Acquisition on 15 September 2011. The Sale and Purchase Agreement incorporates the conditions respectively on the part of the Vendor and PHKL set out in Part A of the Second Schedule to the Conveyancing and Property Ordinance (Cap. 219) of Hong Kong, save as varied or extended by the terms of the Sale and Purchase Agreement. Under the terms of the Sale and Purchase Agreement, completion of the acquisition of the Property is to take place on or before 27 October 2011.

PHKL had on signing of the Provisional Sale Agreement paid an initial deposit of HK\$4,000,000, and had on 15 August 2011 paid a further deposit of HK\$10,980,000 to the Vendor. The balance of the Purchase Consideration of HK\$134,820,000 is to be paid to the Vendor upon completion.

As the initial and further deposit for the acquisition of the Property paid by PHKL had been funded by Eu Yan Sang (Properties) Limited (“**EYSPL**”), another wholly-owned subsidiary of the Company, PHKL has executed a nomination document (the “**Nomination Letter**”) with EYSPL on 15 September 2011, pursuant to which PHKL has relinquished all its rights and interests in the Sale and Purchase Agreement and the Property in favour of EYSPL, and has nominated EYSPL to complete the purchase of the Property.

None of the Directors of the Company has any interest, direct or indirect, in the Proposed Acquisition (other than through their shareholdings and share options in the Company). As far as the Directors are aware, no controlling shareholder of the Company has an interest, direct or indirect, in the Proposed Acquisition (other than through its/his shareholdings and share options (if any) in the Company) and the directors of the Company have not received any notification of any interest in the Proposed Acquisition from any controlling shareholder of the Company or any of their associates.

A copy each of the Sale and Purchase Agreement and the Nomination Letter is available for inspection during normal business hours at the registered office of the Company at 269A South Bridge Road, Singapore 058818, for a period of three (3) months from the date of this announcement.

BY ORDER OF THE BOARD

Danny Heng Hang Siong
Chief Financial Officer & Company Secretary
19 September 2011