



PROPOSED ISSUE OF WARRANTS – ADDITIONAL INFORMATION

The Board of Directors of Pan Hong Property Group Limited (the “**Company**”) refers to the Company’s announcement dated 7 September 2009 (“**Announcement**”) relating to the proposed issue of warrants. *Unless otherwise defined, all terms used herein bear the same meaning as in the Announcement.*

The Company wishes to clarify that pursuant to the Warrants Issue, the free Warrants will be issued and credited to all the Entitled Shareholders on the basis of one (1) free Warrant for every three (3) Shares as at the Book Closure Date and Entitled Shareholders do not need to take any action.

Based on the aforementioned, there will not be any provisional allotment of Warrants and accordingly, there will not be any provisional allotment trading period or provision for the Warrants to be renounceable. There will also not be excess Warrants arising from the Warrants Issue. Such Warrants, when issued, will be traded on a book-entry (scripless) settlement basis on the SGX-ST.

For practical reasons and in order to avoid any violation of securities legislation applicable in countries other than Singapore, the Warrants will **NOT** be offered to Foreign Shareholders whose registered addresses with the Company or CDP, as the case may be, are outside Singapore as at the Books Closure Date and who have not, at least five (5) market days prior thereto, provided to the Company or CDP, as the case may be, with addresses in Singapore for the service of notices and documents. If it is practicable to do so, arrangements may, at the discretion of the Company, be made for the Warrants which would otherwise have been allotted to Foreign Shareholders to be sold on the SGX-ST as soon as practicable and the net proceeds arising therefrom will be dealt with in accordance with the terms set out in the offer information statement to be issued by the Company in connection with the Warrants Issue.

The Company will make further announcement to update Shareholders of the Warrants Issue exercise, as appropriate.

BY ORDER OF THE BOARD

Wong Lam Ping
Executive Chairman
8 September 2009