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STYLAND HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(Stock code: 211)

PROFIT WARNING

The Board wishes to inform the shareholders of the Company and investors that it is expected that the unaudited interim results of the Group for the six months ended 30 September, 2008 may record a loss.

Shareholders of the Company and investors should exercise caution when dealing in the shares of the Company

This announcement is made by Styland Holdings Limited (the “**Company**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Due to the sub-prime credit crisis in the United States and then the global financial tsunami which had resulted in weak investors’ sentiment in Hong Kong, the board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company and investors that it is expected that the unaudited interim results of the Company and its subsidiaries (collectively the “**Group**”) for the six months ended 30 September, 2008 may record a loss as a result of decrease in turnover and profit margin and change in fair value of financial assets.

The Group has not held any derivative hedging products. The financial position and cash level of the Group are healthy. The Group will continue to take steps to control the operation costs, to expand the customer base and to allocate resources to high profit margin products.

This profit warning announcement is only based on the preliminary assessment by the Company’s management according to the management accounts of the Group.

Shareholders of the Company and investors should exercise caution when dealing in the shares of the Company.

By order of the Board
Styland Holdings Limited
Zhang Yuyan
Director

Hong Kong, 26 November 2008

As at the date of this announcement, the executive directors are Ms. Yeung Han Yi Yvonne, Ms. Chan Chi Mei Miranda, Mr. Cheung Hoo Win, Ms. Zhang Yuyan and the three independent non-executive directors are Mr. Lim Man San David, Mr. Yeung Shun Kee Edward and Mr. Chow Pat Kan.