



LAI FUNG HOLDINGS

Lai Fung Holdings Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1125)

Resignation of Director and Cessation of Alternate Director

The Board of Directors (the "Board") of Lai Fung Holdings Limited (the "Company") announces that due to other commitments, Mr. Lam Kin Ko, Stewart ("Mr. Stewart Lam") has resigned from the Board with effect from 1st September, 2006.

Mr. Stewart Lam has confirmed that he did not have any disagreement with the Board and there are no matters that need to be brought to the attention of the shareholders of the Company.

In accordance with the Articles of Association of the Company, Mr. Lam Kin Ming ceases to be the alternate director to Mr. Stewart Lam with effect from the same date. Mr. Lam Kin Ming remains a director and deputy chairman of the Company.

The Board wishes to express its gratitude to Mr. Stewart Lam for his valuable contribution to the Company during his tenure of office.

By Order of the Board
Lai Fung Holdings Limited
Yeung Kam Hoi
Company Secretary

Hong Kong, 31st August, 2006

As at the date of this announcement, the executive directors of the Company are Mr. Lam Kin Ngok, Peter, Mr. Lam Kin Ming, Mr. Lam Kin Hong, Matthew, Mr. Lam Hau Yin, Lester, Mr. Lee Po On, Madam U Po Chu, Mr. Lau Shu Yan, Julius and Mr. Tam Kin Man, Kraven; the non-executive directors are Mr. Lui Chong Chee and Mr. Lim Ming Yan, and the independent non-executive directors are Mr. Wong Yee Sui, Andrew, Mr. Lam Bing Kwan and Mr. Ku Moon-Lun.