LUKS GROUP (VIETNAM HOLDINGS) CO., LTD.
陸氏集團(越南控股)有限公司
(Incorporated in Bermuda with limited liability)
(Stock Code: 366)

INSIDE INFORMATION AND PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09(2) of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

INSIDE INFORMATION

The Board announces that along with 162 other affected grants of land, the land use right of 3 pieces of land granted to Luks New Property Solution Company Limited (an indirect non-wholly owned subsidiary of the Company) for the Mongolia Project has been cancelled by the government directive of the Mongolian government.

As a result of the cancellation of the said land use right, the Board is prepared to write down the value of the Mongolia Project to zero.

PROFIT WARNING

As a result of the aforesaid, the Group is expected to record a substantial decline in profit for the year ending 31 December 2013 as compared with that for the year 2012.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

This announcement is made by Luks Group (Vietnam Holdings) Co. Ltd. (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong)("**SFO**").

The board of directors (the "**Board**") of the Company announces that along with 162 other affected grants of land, the land use right of 3 pieces of land granted to Luks New Property Solution Company Limited (an indirect non-wholly owned subsidiary of the Company) for development of a residential property project ("**Mongolia Project**") at Happy Valley, Khullin Gol Street, 11 Khoroo Bayanzurkh District, Ulaanbaatar of Mongolia has been cancelled by the government directive of the Mongolian government.

The value of the Mongolia Project is booked as HK$81,300,000 in the Company's audited consolidated financial statement for the year ended 31 December 2012. As a result of the cancellation of the said land use right, the Board is prepared to write down the value of the Mongolia Project to zero. As a result of the aforesaid, the Group is expected to record a substantial decline in profit for the year ending 31 December 2013 as compared with that for the year 2012.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
Luks Group (Vietnam Holdings) Company Limited
Luk King Tin
Chairman

Hong Kong, 16 May 2013

As at the date of this announcement, the Board of Directors comprises Mr. Luk King Tin, Madam Cheng Cheung, Mr. Luk Yan, Mr. Fan Chiu Tat, Martin and Mr. Luk Fung (who are executive directors), and Mr. Liu Li Yuan, Mr. Liang Fang and Mr. Tam Kan Wing (who are independent non-executive directors).