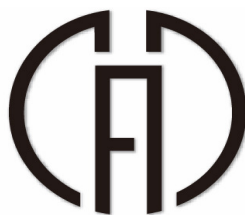


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APPLIED DEVELOPMENT HOLDINGS LTD.

實力建業集團有限公司 *

(incorporated in Bermuda with limited liability)

(Stock code: 519)

**UNUSUAL PRICE AND VOLUME MOVEMENT
AND
PRICE SENSITIVE INFORMATION
PROFIT WARNING
AND
RESUMPTION OF TRADING**

The Board of the Company has noted the recent unusual movement in price and trading volume of the shares of the Company and wishes to state that save for this announcement regarding price sensitive information – profit warning, the Board is not aware of any reasons for such unusual movement.

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules.

The Board wishes to inform shareholders of the Company and potential investors that the Group is expected to record a loss for the year ended 30 June 2009 as compared to a profit for the year ended 30 June 2008.

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

At the request of the Company, trading in the Shares on the Stock Exchange was suspended with effect from 3:29 p.m. on 16 September 2009 pending the release of this announcement. Application has been made to the Stock Exchange for resumption of trading in Shares with effect from 9:30 a.m. on 17 September 2009.

UNUSUAL PRICE AND VOLUME MOVEMENT

The Board of Directors (the “Board”) of Applied Development Holdings Limited (the “Company”) has noted the recent unusual movement in price and trading volume of the shares of the Company and wishes to state that save for this announcement regarding price sensitive information – profit warning, the Board is not aware of any reasons for such unusual movement.

PRICE SENSITIVE INFORMATION - PROFIT WARNING

This announcement is made by Applied Development Holdings Limited (the "Company" together with its subsidiaries, the "Group") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

The Board wishes to inform shareholders of the Company and potential investors that the Group is expected to record a loss for the year ended 30 June 2009 as compared to a profit for the year ended 30 June 2008. The Board believes that such possible loss is mainly due to losses resulted from significant revaluation deficit [non-cash item] on the Group's BVI Project, Panama Project and investment properties under the downturn of the property market.

The information contained in this announcement is only a preliminary assessment by the management of the Company which is based on the management accounts as well as operational data available to the management which has not been audited or reviewed by the Company's auditors. Shareholders and potential investors are advised to refer to details in the annual results announcement of the Company for the year ended 30 June 2009 which is expected to be released in October 2009.

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

Save as disclosed above, the Board confirms that there are no negotiations or agreements relating to any intended acquisitions or realizations which are discloseable under Rule 13.23 of the Listing Rules, neither is the Board aware of any matter discloseable under the general obligation imposed by Rule 13.09 of the Listing Rules, which is or may be of a price-sensitive nature.

Made by the order of the Board, the directors of which collectively and individually accept responsibility for the accuracy of this announcement.

SUSPENSION AND RESUMPTION OF TRADING

In view of the price sensitive of this announcement, at the request of the Company, trading in the shares of the Company (the "Shares") on the Stock Exchange was suspended with effect from 3:29 p.m. on 16 September 2009 pending the release of this announcement. Application has been made to the Stock Exchange for resumption of trading in Shares with effect from 9:30 a.m. on 17 September 2009.

By order of the Board
Applied Development Holdings Limited
Hung Kin Sang, Raymond
Managing Director

Hong Kong, 16 September 2009

As at the date hereof, Messrs. Hung Kin Sang, Raymond, Hung Wong Kar Gee, Mimi, Hung Kai Mau, Marcus and Fang Chin Ping are executive directors; and Messrs. Lo Yun Tai, Lun Tsan Kau and Lam Ka Wai, Graham are independent non-executive directors of the Company.

** for identification purpose only*