



## **eSun Holdings Limited**

*(Incorporated in Bermuda with limited liability)*  
**(Stock Code: 571)**



## **LAI SUN DEVELOPMENT**

Lai Sun Development Company Limited  
*(Incorporated in Hong Kong with limited liability)*  
**(Stock Code: 488)**

### **Conditional Sale of a Strategic Interest in Cyber One Agents Limited Joint Venture Arrangement for the Development of the Cotai Site**

The Directors of eSun Holdings Limited and Lai Sun Development Company Limited refer to the Share Purchase Agreement between New Cotai, LLC, East Asia Satellite Television (Holdings) Limited and eSun dated 8th April, 2006 (as amended) (the "SPA"), the joint announcement dated 21st April, 2006 and the circular to shareholders of eSun dated 30th May, 2006 (the "Circular"). All capitalized terms used herein are as defined in the Circular, unless the context otherwise requires.

The Directors of eSun are pleased to announce that all conditions precedent in the SPA have been satisfied or waived by the Purchaser and the Transaction has been duly completed. Pursuant to the terms of the SPA, East Asia has received in cash the consideration for the purchase of the Sale Shares of HK\$1,317,513,600. A further announcement will be made if and when a Qualified Third Party Sale or a sale of Additional Cyber One Shares takes place, or if East Asia receives Additional Sum. For further information concerning the details of the Transaction, please refer to the announcements and Circular which can be accessed at the Lai Sun Group website at [www.laisun.com](http://www.laisun.com).

This announcement is made by eSun and LSD in accordance with the general disclosure obligations of listed issuers under Paragraph 13.09 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited.

By Order of the Board  
**eSun Holdings Limited**  
**Yeung Kam Hoi**  
*Company Secretary*

By Order of the Board  
**Lai Sun Development Company Limited**  
**Yeung Kam Hoi**  
*Company Secretary*

Hong Kong, 8th December, 2006

*As at the date of this announcement, the executive directors of eSun are Mr. Lien Jown Jing, Vincent, Mr. Lee Po On, Mr. Lam Kin Ngok, Peter, Mr. Liu Ngai Wing and Mr. Cheung Wing Sum, Ambrose; the non-executive directors are Mr. Lam Kin Ming, Madam Tam Wai Chu, Maria and Madam U Po Chu and the independent non-executive directors are Mr. Alfred Donald Yap, Mr. Low Chee Keong and Mr. Tong Ka Wing, Carl.*

*As at the date of this announcement, the executive directors of LSD are Mr. Lam Kin Ngok, Peter, Mr. Lau Shu Yan, Julius, Mr. Tam Kin Man, Kraven and Mr. Cheung Wing Sum, Ambrose; the non-executive directors are Mr. Lam Kin Ming and Madam U Po Chu, and the independent non-executive directors are Mr. David Tang, Mr. Lam Bing Kwan and Mr. Leung Shu Yin, William.*