

[For Immediate Release]



**Asia Standard International and Grosvenor Sign Agreement
To Develop 2nd Luxury Residential Property in Hong Kong**

39-storey all-duplex property to be completed in Q1 2009

(8 June 2007, Hong Kong) – Asia Standard International Group Limited (stock code: 0129; “Asia Standard”, “ASI”, together with its subsidiaries, the “Group”) and Grosvenor Ltd, are pleased to announce that they signed today an agreement with the main contractor for the construction of a luxury residential development off Castle Peak Road.

The site was acquired through a joint venture between Asia Standard and Grosvenor in November 2004. The total site area is around 84,000 sq ft. This new project is a 39-storey luxury residential property development comprising of all duplexes.

Situated in the very heart of Hong Kong, the development is only 20 minutes away from Central, the Hong Kong International Airport and the Chinese border. This project offers a breathtaking seaview and the iconic Ting Kau and Tsing Ma bridges. Residents of the development can enjoy the serene surroundings whilst staying in proximity of the city centre.

This luxurious project is designed to provide residents with true luxury living. In addition to private lift lobby for each unit, the development also offers unique club house facilities.

The project is scheduled for completion in early 2009.

Prominent UK architect Paul Davis & Partners has been chosen as the project design architect, whilst Aedas Limited has been appointed the

local architect. Paul Y. Engineering Group Limited is the project's main contractor.

Clement Fung, Chairman of Asia Standard, said after the signing ceremony, "Today's signing marks the beginning of another successful joint venture with our long term partner Grosvenor after our first cooperation on Grosvenor Place in Repulse Bay, which has already established a frame of reference as to what a perfect partnership should be."

"This is Grosvenor's second luxury residential project in Hong Kong. Designed by our partner architect in London, Paul Davis & Partners, our vision is to create a spacious luxury living environment achieved through unique design elements," said Nicholas Loup, Managing Director of Grosvenor Asia Pacific.

Attending today's signing ceremony were Mr. Clement Fung from Asia Standard; Mr. Nicholas Loup from Grosvenor; Mr. Edmond Mok from Paul Y. Engineering; and Mr. Stephen Cheng from Aedas.

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About Asia Standard

Asia Standard International Group Limited, founded in 1984 and listed in 1991, is engaged in the property investment and development of commercial, retail and residential properties in Hong Kong and the PRC.

Through a listed subsidiary - Asia Standard Hotel Group Limited, Asia Standard International also indirectly owns four hotels - three in Hong Kong and one in Canada, Hong Kong. Currently, ASI owns over 1 million square feet attributable area of development properties in Hong Kong and 4 commercial properties of approximately 314,000 square feet attributable area for leasing purpose.

About Grosvenor

Grosvenor is a privately owned international group of international

property development, investment and fund management business, with total assets under management of £11.0bn (US\$21.6bn) as of end 2006. Owner of London's two premier districts comprising 150 acres of Freehold property in Belgravia and Mayfair and a specialist in urban regeneration projects, Grosvenor is active in real estate investment, development and asset management through its operating companies in Britain & Ireland, the Americas, Australia Asia Pacific and Continental Europe, while its fund management business covers the same four regions.

About Paul Davis & Partners Ltd.

Paul Davis + Partners is a 80-strong London-based practice with a national and international portfolio. The practice is well known for its skilful integration of new buildings within historic urban environments, and for its expertise in high-end residential, commercial, cultural and mixed-use projects.

The firm's long experience of designing award winning buildings and creating masterplans for many of London's historically important neighbourhoods has attracted clients seeking to create appropriate and sustainable new developments in historic cities around the world. Paul Davis + Partners is currently working on substantial projects in London, Tokyo, Shanghai and Hong Kong.

About Paul Y. Engineering Group Ltd

Paul Y. Engineering (stock code: 0577) is an international engineering services group, headquartered in Hong Kong. With over six decades of experience in engineering and construction services, the group operates three core businesses: management contracting, project management and facilities management. Paul Y. Engineering is committed to build, to manage and to add value for our broad and distinguished client base in Hong Kong, on the Mainland and overseas.

About Aedas Limited

A global force in the built environment in a variety of Architectural, Design, Property and Surveying services operating across 12 key

sectors, Aedas employs over 1,000 professionals working in 14 offices spanning across the United Kingdom, Asia and the UAE. Aedas encourages individuality both within its work and internal culture. No two people and no two projects are the same; whilst knowledge and experience gained on one project is used to assist another we do not provide off the shelf solutions.

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