



達力集團有限公司 Dynamic Holdings Limited

(Incorporated in Bermuda with limited liability)

For Immediate Release

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Dynamic Holdings Limited Presents a New Hive of Commercial Activities Uptown Shopping Mall – A New Landmark in the Eastern District or Chao Yang Road Beijing

(7 December 2006, Hong Kong) Dynamic Holdings Limited (“Dynamic Holdings”, Stock Code: 0029) today announces that the occupancy rate of the Uptown (尚街) Shopping Mall (“Uptown” or “Shopping Mall”), the commercial sector of the Phase III of Chaoyang Garden in Beijing, reached nearly 80%. It is well received by the retailers, including the international prestigious brands.

Situated at the junction of two main streets, Chao Yang Road (朝陽路) and Qing Nian Road (青年路), Uptown can enjoy the geographical advantage and convenient access. Uptown links the Central Business District in the West, Tongzhou (通州) in the East, Chao Yang Bei Road (朝陽北路) as well as Yao Jia Yuan (姚家園) in the North. With the gross floor area of approximately 22,000 square metres, the 5-storey Shopping Mall comprises a basement and a four-storey upper-ground-level shopping mall. The construction materials used in Uptown achieve the top-ranked standard and it is well-equipped with various auxiliary facilities.

Uptown is the most fashionable integrated community-based shopping arcade in Eastern Beijing featuring shopping, cuisine, entertainment and lifestyle. By introducing theme-floor concept in Shopping Mall, it enhances shopping fun. Not only targeting trend-running young shoppers who demand a quality lifestyle, Uptown also offers trendy and unique brand-new experience to the modern families, young professionals and businessmen.

In the 3,000-square-metre basement of Shopping Mall, it is occupied by Da Zhong Electric Appliances (大中電器) engaging in sale of electrical appliances. The first floor witnesses a presence of top-tier international retailers housing a comprehensive range of trendy fashion labels. Anchor tenants include trendy fashion international brands e-BASE, and Kentex, other tenants are personal health care store A.S. Watson and KFC, a famous American fast-food chain shop furnishing shoppers with a new shopping-and-leisure experience. Other trade clusters in Shopping Mall include lifestyle boutiques and beauty and care stores on the second floor such as Nike Factory Store and Loreal (林旋造型). You can also find the stores that deal with home accessories on the third floor such as Tayohya (多樣屋) and Xiang Zhi Yu (香織羽) as well as a zone that trades with export fashion for the consumers or shoppers targeting on trendy and lifestyle fashion. What’s more is Four Seasons Restaurant (春夏秋冬), a Hong Kong-style restaurant, which allows shoppers to refresh themselves during the shopping. The fourth floor features a themed education and entertainment learning centre “A-Z Kids, Family Entertainment Centre (A-Z 英倫創意園),” organized and operated by a British. This center combines learning and playing activities, being the first and largest indoor fun centre of kids in the eastern district.

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Uptown offers a large-scale local shopping centre in Chaoyang Garden in Beijing. With the moving in of the communities including the Phase I and Phase II of Chaoyang Garden, Zhujiang Luoma (珠江羅馬), Young Man Point (青年匯) together with Chao Yang Wuxian (朝陽無限) and Xing Lung Community (興隆家園), Dynamic Holdings expects they will contribute to an increasing potential market to “Uptown”.

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Dynamic Holdings Limited

The Group is mainly developing and investing in the property market in Mainland China. Since the 90s, the Group has been running property projects in Mainland China, which now have projects in Beijing, Shanghai and Shenzhen.

For details of the Group, please kindly visit <http://www.dynamic-hk.com>

This press release is published by Wonderful Sky Public Relations & Financial Consultant Co., Ltd. on behalf of Dynamic Holdings Limited.

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