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CCT TELECOM HOLDINGS LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 138)

DISCLOSEABLE TRANSACTION ACQUISITION OF PROPERTY

The Board announces that on 28 September 2004, the Purchaser, a wholly-owned subsidiary of the Company, has entered into a binding Provisional Sale and Purchase Agreement with the Vendor, pursuant to which the Purchaser will acquire from the Vendor the Property for a purchase price of HK$91,146,000. The Purchase Price was determined after arm's length negotiation and was based on normal commercial terms.

The Acquisition constitutes a discloseable transaction of the Company under Chapter 14 of the Listing Rules.

A circular containing, amongst others, details of the Provisional Sale and Purchase Agreement and the Acquisition will be sent to the Shareholders within 21 days from the date of publication of this announcement.

The Board announces that on 28 September 2004, the Purchaser, a wholly-owned subsidiary of the Company, has entered into the Provisional Sale and Purchase Agreement with the Vendor in relation to the acquisition of the Property for a purchase price of HK$91,146,000.

Provisional Sale and Purchase Agreement

Date: 28 September 2004

Parties: **(a) Purchaser:** Canford Holdings Limited, a wholly-owned subsidiary of the Company

(b) Vendor: Bridge World Associates Limited. To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the Vendor and its ultimate beneficial owner are independent third parties and not connected persons of the Company

Sale and purchase:

Pursuant to the Provisional Sale and Purchase Agreement, the Vendor will sell and the Purchaser will purchase the Property upon the terms contained therein. The Vendor and the Purchaser will enter into the Formal Agreement on or before 12 October 2004. The Formal Agreement, which will set out the terms of the Acquisition in more detail, will supersede the Provisional Sale and Purchase Agreement.

The Property will be sold with the underlying lease (except that the car parking spaces will be sold with vacant possession).

Property:

The property is House 36 and car parking spaces no. 3 and no. 4, No. 56 Repulse Bay Road, Hong Kong, comprising a total gross floor area of approximately 4,143 square feet plus a terrace of approximately 2,244 square feet.

Purchase Price:

The purchase price is HK$91,146,000.

The Purchase Price was determined after arm's length negotiation by reference to the market price. There was no independent valuation conducted on the Property. All stamp duty and registration fees relating to the Property will be borne by the Purchaser. It is estimated that the Purchase Price together with such stamp duty, registration fees and legal costs will put the total costs of the Property at approximately HK$95,000,000.

The Directors (including the independent non-executive Directors) believe that the Purchase Price is fair and reasonable and in the interests of the Shareholders as a whole.

Terms of Payment:

(a) an initial deposit of HK$4,557,300 has been paid by the Purchaser to the Vendor upon the signing of the Provisional Sale and Purchase Agreement;

(b) a further deposit of HK$4,557,300 will be paid by the Purchaser to the Vendor upon the signing of the Formal Agreement, which is expected to be on or before 12 October 2004;

(c) part payment of the Purchase Price in the sum of HK$4,557,300 will be paid by the Purchaser to the Vendor on or before 30 October 2004;

(d) a further part payment of the Purchase Price in the sum of HK$4,557,300 will be paid by the Purchaser to the Vendor on or before 30 November 2004; and

(e) the balance of the Purchase Price of HK$72,916,800 will be paid by the Purchaser on or before completion of the Acquisition.

The Company intends to satisfy the Purchase Price as to approximately 30% by internal resources of the Company and as to approximately 70% by a mortgage loan to be taken out on the Property.

Completion:

Completion of the sale and purchase of the Property will take place on or before 31 December 2004.

Reason for the acquisition

The Company has confidence in the future of the luxurious property market and the transaction contemplated under the Acquisition is likely to provide the Group with good return for the investment. The Property is currently being leased to an independent third party for a monthly rent of approximately HK$160,000. The current lease of the Property will remain valid until 31 December 2004. The Company intends to hold the Property as long-term investment.

General

The principal activities of the Company are the manufacture and sale of telecom products and accessories and the manufacture and sale of baby and health care products.

The Acquisition constitutes a discloseable transaction for the Company under the Listing Rules. A circular containing, amongst others, details of the Provisional Sale and Purchase Agreement and the Acquisition will be sent to the Shareholders within 21 days of the date of publication of this announcement.

DEFINITIONS

In this announcement, the following expressions have the following meanings, unless the context otherwise requires:

"Acquisition"	the acquisition of the Property by the Purchaser
"Board"	the board of Directors
"Company"	CCT Telecom Holdings Limited, a company incorporated in the Cayman Islands with limited liability whose shares are listed on the main board of the Stock Exchange
"connected person"	has the meaning ascribed to it under the Listing Rules
"Director(s)"	the director(s) of the Company
"Formal Agreement"	the formal sale and purchase agreement to be entered into between the Vendor and the Purchaser in relation to the sale and purchase of the Property
"Group"	the Company and its subsidiaries

"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Property"	House 36 and car parking spaces no. 3 and no. 4, No. 56 Repulse Bay Road, Hong Kong
"Provisional Sale and Purchase Agreement"	the provisional sale and purchase agreement dated 28 September 2004 entered into between the Vendor and the Purchaser in relation to the sale and purchase of the Property
"Purchase Price"	the purchase price of HK$91,146,000 for the Property
"Purchaser"	Canford Holdings Limited, a wholly-owned subsidiary of the Company
"Share(s)"	the share(s) of HK$0.10 each in the capital of the Company
"Shareholder(s)"	the holder(s) of the Share(s)
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Vendor"	Bridge World Associates Limited, an independent third party and not a connected person of the Company

By Order of the Board of
CCT TELECOM HOLDINGS LIMITED
Mak Shiu Tong, Clement
Chairman

Hong Kong, 30 September 2004

As at the date of this announcement, the executive Directors are Mr. Mak Shiu Tong, Clement, Mr. Tam Ngai Hung, Terry, Ms. Cheng Yuk Ching, Flora and Mr. William Donald Putt and the independent non-executive Directors are Mr. Samuel Olenick, Mr. Tam King Ching, Kenny and Mr. Lau Ho Man, Edward.

Please also refer to the published version of this announcement in the ***(The Standard)***