Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

CCT TELECOM HOLDINGS LIMITED

(Incorporated in the Cayman Islands and continued in Bermuda with limited liability)

(Stock Code: 00138)

DISCLOSEABLE TRANSACTION
DISPOSAL OF LAND

The Board announces that on 23 June 2011, SBDL, an indirect wholly-owned subsidiary of the Company entered into the Agreement with the Purchaser, pursuant to which SBDL will sell the Land to the Purchaser at a consideration of RMB130,500,000 (equivalent to approximately HK$156,600,000).

To protect the Purchaser, the Land Pledge will be issued by Huiyang CCT Plastic in favour of the Purchaser to secure the obligations of SBDL under the Agreement.

In respect of the Disposal, as one of the applicable percentage ratios calculated under Chapter 14 of the Listing Rules is more than 5% but less than 25%, the Disposal constitutes a discloseable transaction for the Company and is therefore subject to the requirements of reporting and announcement under Chapter 14 of the Listing Rules.

THE AGREEMENT AND THE DISPOSAL

The Agreement

Date: 23 June 2011

Parties:

(i) Shine Best Developments Limited, an indirect wholly-owned subsidiary of the Company; and

(ii) 李運生先生 (Mr. Li Yun Sheng) as the Purchaser

To the best of the Directors' knowledge, information and belief having made all reasonable enquiry, the Purchaser is a third party independent of the Company and its connected persons.

The Disposal

As at the date of this announcement, SBDL holds the Land through Huiyang CCT Plastic, which was granted with the land use right of the Land for industrial use. The Land has not yet been developed. Pursuant to the Agreement, SBDL will sell the Land to the Purchaser.

The Consideration

The Consideration of RMB130,500,000 (equivalent to approximately HK$156,600,000), will be payable in cash in the following manner:

(1) the First Installment in the amount of RMB45,000,000 (equivalent to approximately HK$54,000,000) will be payable by the Purchaser to SBDL within ten Business Days from the date of the Agreement; and

(2) the Second Installment in the amount of RMB85,500,000 (equivalent to approximately HK$102,600,000) will be payable by the Purchaser to SBDL within three months from the date of the payment of the First Installment.

The Consideration will be payable either in RMB or at the discretion of SBDL in HK$ (which will be converted at the exchange rate quoted by The People's Bank of China on the business day in the PRC immediately preceding the date of payment), and will be payable into the bank account designated in writing by SBDL.

In addition to the Consideration, after the date of the Agreement, the Purchaser will be responsible for and bear all the expenditure, costs and the Relevant Taxes and Expenses as stipulated in the Agreement.

The Land Pledge

As protection to the Purchaser, within 15 Business Days from the date on which the Purchaser has made full payment of the Consideration, SBDL will procure Huiyang CCT Plastic to execute the Land Pledge in favour of the Purchaser to secure the obligations of SBDL under the Agreement.

Basis of determination of the Consideration

The Consideration was arrived at after arm's length negotiations amongst the parties to the Agreement on normal commercial terms with reference to the followings: (i) the value of the Land of RMB126,450,000 (equivalent to approximately HK$151,740,000) as assessed by the Valuer on 21 June 2011 based on the current industrial use of the Land; (ii) the existing industrial use of the Land; and (iii) its existing undeveloped status.

The Consideration represents a premium of approximately 3.20% to the value appraised by the Valuer. The Directors (including the independent non-executive Directors) consider that the Consideration is fair and reasonable and in the interests of the Company and the Shareholders as a whole.

REASONS FOR AND BENEFITS OF THE DISPOSAL

The Land is a piece of industrial land which has not yet been developed and did not generate any income for the two years ended 31 December 2010. The Land has not yet been developed because there has already been sufficient plant and facilities to meet with the need of the manufacturing business of the Group and thus the Land is in excess of the industrial need of the Group. As the development of the Land by the Group will involve substantial investment and risk, the Board is of the opinion that the Disposal is beneficial to the Group as it will provide a good opportunity for the Group to realise the investment in the Land. The proceeds of the Disposal will be applied for the Group's general working capital. The Board considers that the Disposal would further improve the financial and cash position of the Group.

On the above basis, the Directors (including the independent non-executive Directors) consider that the terms of the Agreement and the Disposal are on normal commercial terms, fair and reasonable and in the interests of the Company and the Shareholders as a whole.

None of the Directors has a material interest in the Agreement and the Disposal and therefore none of them has abstained from voting on the resolution(s) of the Board approving the Agreement and the Disposal.

FINANCIAL EFFECT OF THE DISPOSAL

The audited net book value of the Land as at 31 December 2010 was approximately HK$138,314,000.

Based on the audited net book value of the Land as at 31 December 2010, an estimated unaudited gain of approximately HK$18,286,000 representing the difference between the Consideration of the Disposal and the net book value of the Land is expected to accrue to the Group upon the Disposal. The actual unaudited gain arising from the Disposal will be calculated based on the carrying amount of the Land at the date of completion of the Disposal.

INFORMATION ON SBDL AND THE COMPANY

SBDL is an indirect wholly-owned subsidiary of the Company and its principal activities are investment holding and the holding of the land use right of the Land through Huiyang CCT Plastic.

The Company is the holding company of the Group, which is principally engaged in (i) the manufacture and sale of telecom and electronic products; (ii) the manufacture and sale of electronic accessories and components; (iii) the manufacture and sale of infant and child products; (iv) securities business; (v) property development; and (vi) property investment and holding.

LISTING RULES IMPLICATIONS

In respect of the Disposal, as one of the applicable percentage ratios calculated under Chapter 14 of the Listing Rules is more than 5% but less than 25%, the Disposal constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules and is therefore subject to the requirements of reporting and announcement under Chapter 14 of the Listing Rules.

DEFINITIONS

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

"Agreement"	the agreement dated 23 June 2011 entered into between SBDL and 李運生先生 (Mr. Li Yun Sheng) in relation to the Disposal;
"Board"	the board of Directors;

"Business Day(s)"	a day on which commercial banks in Hong Kong are open for business (excluding Saturdays, Sundays, public holidays and any weekday on which Typhoon Signal No. 8 or higher is hoisted or a black rain storm warning is given in Hong Kong at any time during 9:00 a.m. to 5:00 p.m.);
"Company"	CCT Telecom Holdings Limited, a company incorporated in the Cayman Islands and continued in Bermuda with limited liability whose Shares are listed on the Main Board of the Stock Exchange;
"connected person(s)"	has the same meaning ascribed to it under the Listing Rules;
"Consideration"	RMB130,500,000 (equivalent to approximately HK$156,600,000) which comprises the First Installment and the Second Installment and is payable by the Purchaser to SBDL for the Disposal, pursuant to the terms and conditions of the Agreement;
"Director(s)"	the director(s) of the Company from time to time;
"Disposal"	the disposal of the Land to the Purchaser pursuant to the terms and conditions of the Agreement;
"First Installment"	the first installment of the Consideration in the amount of RMB45,000,000 (equivalent to approximately HK$54,000,000), payable by the Purchaser to SBDL pursuant to the Agreement;
"Government Authority(ies)"	any government, courts or other political subdivisions, or any organisation body exercising administrative, legislative or judicial functions of or pertaining to government in the state, provincial, municipal or district level, whether in Hong Kong, the PRC or elsewhere;
"Group"	the Company and its subsidiaries from time to time;

"HK$"	Hong Kong dollar(s), the lawful currency of Hong Kong;
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC;
"Huiyang CCT Plastic"	惠陽中建塑膠產品有限公司 (Huiyang CCT Plastic Products Co., Ltd.), an indirect wholly-owned subsidiary of the Company;
"Land"	a piece of industrial land with an area of approximately 450,000 square meters, located at Shang Pai Lot Ban Pai, Shi Wei Cun Ai Ling, San He Development Zone, Huiyang District, Huizhou City, Guangdong Province, the PRC;
"Land Pledge"	a pledge of the Land by Huiyang CCT Plastic in favour of the Purchaser, as further elaborated in the sub-section headed "The Land Pledge" under the section headed "The Agreement and the Disposal" in this announcement;
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange;
"percentage ratios"	has the meaning ascribed to it under the Listing Rules;
"PRC"	the People's Republic of China and for the purpose of this announcement excluding Hong Kong, Macau and Taiwan;
"Purchaser"	李運生先生 (Mr. Li Yun Sheng), a Chinese national;
"Relevant Taxes and Expenses"	any types of taxes, levies, obligations, duties, customs duties, fees, expenses and deductions including additional taxes and duties and penalties (including late payment penalty) imposed, charged, deducted or withheld by the Government Authorities in the PRC;
"RMB"	Renminbi, the lawful currency of the PRC;

"SBDL"	Shine Best Developments Limited, an indirect wholly-owned subsidiary of the Company, and indirectly holds the entire equity of Huiyang CCT Plastic as at the date of this announcement;
"Second Installment"	the second installment of the Consideration in the amount of RMB85,500,000 (equivalent to approximately HK$102,600,000), payable by the Purchaser to SBDL pursuant to the Agreement;
"Share(s)"	the ordinary share(s) of HK$0.10 each in the share capital of the Company;
"Shareholder(s)"	the holder(s) of the Share(s);
"Stock Exchange"	The Stock Exchange of Hong Kong Limited;
"Valuer"	惠州市廣信不動產評估有限公司 (Huizhou City Guang Xin Real Estate Valuation Co., Ltd.), an independent valuer for the Land; and
"%"	per cent.

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

Hong Kong, 23 June 2011

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 Dr. William Donald Putt and the independent non-executive Directors are Mr. Tam King Ching, Kenny, Mr. Lau Ho Man, Edward and Mr. Chen Li.

This announcement will remain on the "Latest Listed Company Information" page of the website of the Stock Exchange at www.hkexnews.hk for at least seven days from the day of its publication and will be published and remains on the website of the Company at www.cct.com.hk.

Note: For the purpose of this announcement, the exchange rate of RMB1.00 = HK$1.20 has in general been used for the conversion of RMB into HK$ for indication only.