



WAH HA REALTY COMPANY LIMITED
(Incorporated in Hong Kong with limited liability)
(Stock Code: 278)

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the Annual General Meeting of the Members of Wah Ha Realty Company Limited (the "Company") will be held at Room 2500, Dominion Centre, 43-59 Queen's Road East, Wanchai, Hong Kong on Friday, 24th August 2007 at 12:00 noon for the following purposes:

1. To receive, consider and adopt the Audited Financial Statements and the Reports of the Directors and Independent Auditor for the year ended 31st March 2007.
2. To declare a final dividend for the year ended 31st March 2007.
3. (A) To re-elect the following retiring Directors:
 - (a) Mr. Cheung Kee Wee as Executive Director;
 - (b) Mr. John Ho as Non-executive Director; and
 - (c) Mr. Lam Hon Keung, Keith as Independent Non-executive Director.(B) To fix the Directors' remuneration.
4. To re-appoint Messrs. PricewaterhouseCoopers as Auditors of the Company and authorise the Board to fix their remuneration.
5. As special business, to consider and, if thought fit, pass with or without modifications, the following resolutions as Ordinary Resolutions:
 - (A) **"THAT:**
 - (a) subject to paragraph (b) below, the exercise by the Directors during the Relevant Period (as hereinafter defined) of all the powers of the Company to repurchase issued shares of HK\$0.65 each ("Shares") in the capital of the Company subject to and in accordance with all applicable laws and the requirements of the Rules

Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") (the "Listing Rules"), be and is hereby generally and unconditionally approved;

- (b) the aggregate nominal amount of Shares of the Company to be repurchased by the Company pursuant to the approval in paragraph (a) above shall not exceed 10% of the aggregate nominal amount of Shares of the Company in issue at the date of this resolution and the said approval shall be limited accordingly; and
 - (c) for the purposes of this resolution, "Relevant Period" means the period from the passing of this resolution until whichever is the earlier of:
 - (i) the conclusion of the next Annual General Meeting;
 - (ii) the expiration of the period within which the next Annual General Meeting is required by the Companies Ordinance to be held; and
 - (iii) the date on which the authority set out in this resolution is revoked or varied by an ordinary resolution of the shareholders of the Company (the "Shareholders") in general meeting."
- (B) **"THAT** the general mandate unconditionally given to the Directors to issue and dispose of additional Shares not exceeding 20% of the existing issued share capital of the Company be and is hereby renewed until whichever is the earlier of:
- (a) the conclusion of the next Annual General Meeting;
 - (b) the expiration of the period within which the next Annual General Meeting is required by the Companies Ordinance to be held; and
 - (c) the date on which the authority set out in this resolution is revoked or varied by an ordinary resolution of the Shareholders in general meeting."
- (C) **"THAT** conditional upon the passing of the Resolutions Nos. 5(A) and 5(B), the general mandate granted to the Directors to issue and dispose of additional Shares pursuant to Resolution No. 5(B) be and is hereby extended by the addition thereto of an amount representing the aggregate nominal amount of the share capital of the Company repurchased by the Company under the authority granted pursuant to Resolution No. 5(A), provided that such amount shall not exceed 10% of the aggregate nominal amount of the issued share capital of the Company at the date of passing this resolution."

By Order of the Board
Raymond Chu Wing Man
Company Secretary

Hong Kong, 27th July 2007

Notes:

- (i) A member entitled to attend and vote at the above meeting is entitled to appoint one or more proxies to attend and, on a poll, vote in his stead. A proxy need not be a member of the Company.
- (ii) To be valid, the proxy form, together with any power of attorney or other authority (if any) under which it is signed, or a notarially certified copy thereof, must be lodged with the Company's registered office, Room 2500, Dominion Centre, 43-59 Queen's Road East, Wanchai, Hong Kong, not less than 48 hours before the time appointed for holding the meeting or any adjourned meeting thereof.
- (iii) The Register of Members of the Company will be closed from Friday, 17th August 2007 to Friday, 24th August 2007, both days inclusive, during which period no transfer of shares will be registered. In order to qualify for the proposed final dividend, all transfers accompanied by the relevant share certificates must be lodged with the Company's Registrars, Hongkong Managers and Secretaries Limited, 26th Floor, Citicorp Centre, 18 Whitfield Road, Causeway Bay, Hong Kong for registration not later than 4:00 p.m. on Thursday, 16th August 2007.
- (iv) Concerning the above proposed Ordinary Resolutions in item no. 5, approval is being sought from the Shareholders to give general mandate to the Directors to issue and repurchase Shares of the Company pursuant to the Companies Ordinance and the Listing Rules. The Directors wish to state that they have no immediate plans to issue any new Shares or to repurchase any Shares of the Company.
- (v) The translation into Chinese language of this notice is for reference only. In case of any inconsistency, the English version shall prevail.
- (vi) Detailed information regarding Resolutions in items nos. 3 and 5 are set out in the Circular to the Shareholders dated 27th July 2007.

As at the date of this announcement, the Board of Directors of the Company comprises Messrs. Cheung Kee Wee, Cheung Lin Wee and Cheung Ying Wai, Eric as Executive Directors, Messrs. John Ho and Ng Kwok Tung as Non-executive Directors and Messrs. Lam Hon Keung, Keith, Chan Woon Kong and Soo Hung Leung, Lincoln as Independent Non-executive Directors.