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建福集團控股有限公司
KENFORD GROUP HOLDINGS LIMITED

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 00464)

GRANT OF SHARE OPTION

The Board announces that on 22 February 2010, the Company has granted Options to (i) two Executive Directors for the subscription of a total of 790,000 Shares; and (ii) five members of senior management for the subscription of a total of 12,000,000 Shares.

This announcement is made pursuant to Rule 17.06A of the Rules Governing the Listing of Securities (the “Listing Rules”) on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

The board (the “Board”) of directors (the “Directors”) of Kenford Group Holdings Limited (the “Company”) hereby announces that on 22 February 2010, the Company granted share options (the “Options”) to (i) two Executive Directors, namely Lam Wai Ming and Tam Chi Sang ; and (ii) five members of senior management, to subscribe for a total of 12,790,000 new shares of HK\$0.001 each in the capital of the Company (“Shares”) at the consideration of HK\$1.00 for the grant thereof from each grantee under the share option scheme adopted by the Company on 27 May 2005. Each of the two Executive Directors is also a substantial shareholder (as defined in the Listing Rules) of the Company and the grant of the above Options to them has been approved by the independent non-executive Directors.

The following are the details of the grant:

(i) Two Executive Directors/ Substantial Shareholders

<u>Name</u>	<u>Position</u>	<u>Total number of Shares</u> <u>which may be issued upon</u> <u>full exercise of the Options</u>	<u>% of total</u> <u>issued</u> <u>Shares</u>
Lam Wai Ming	Chairman	395,000	0.1%
Tam Chi Sang	Managing Director	395,000	0.1%
	Total	790,000	

Date of grant:	22 February 2010
Exercise price of the Options granted:	HK\$0.50 per Share
Total number of Shares which may be issued upon full exercise of the Options granted	790,000
Closing price of the Shares on the date of grant:	HK\$ 0.47 per Share
Validity period of the Options:	The Options may be exercised at any time from (and including) the date falling 1 year after the date of grant to 26 May 2015

(ii) Five members of senior management

Date of grant:	22 February 2010
Exercise price of the Options granted:	(a) HK\$0.50 per Share for the first 40% and next 30% of the Options which will be exercisable from the date falling 1 year and 2 years after the date of grant respectively; and (b) HK\$0.60 per Share for the remaining 30% of the Options which will be exercisable from the date falling 3 years after the date of grant
Total number of Shares which may be issued upon full exercise of the Options granted:	12,000,000
Closing price of the Shares on the date of grant:	HK\$ 0.47 per Share
Validity period of the Options:	(a) the first 40% will be exercisable from (and including) the date falling 1 year after the date of grant to 26 May 2015; (b) the next 30% will be exercisable from (and including) the date falling 2 years after the date of grant to 26 May 2015; and (c) the remaining 30% will be exercisable from (and including) the date falling 3 years after the date of grant to 26 May 2015.

By Order of the Board
KENFORD GROUP HOLDINGS LIMITED
LAM WAI MING
Chairman

Hong Kong, 22 February 2010

As at the date of this announcement, the Board of the Company comprises two Executive Directors, namely Mr Lam Wai Ming (Chairman), Mr Tam Chi Sang (Managing Director) and three Independent Non-Executive Directors, namely Mr Chiu Fan Wa, Mr Li Chi Chung and Mr Li Tat Wah.

Websites: www.kenford.com.hk