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SRE GROUP LTD.

SRE GROUP LIMITED

上置集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 1207)

VOLUNTARY ANNOUNCEMENT

The Board is pleased to announce that:

- (a) the Group has already achieved the 2009 full year target property pre-sale amount within the first nine months of 2009; and
- (b) the sale of the land use rights of the Land was completed on 25 September 2009, of which a non-wholly owned subsidiary of CNTD was responsible for its Relocation and Preparation.

Achievement of 2009 full year target property pre-sale amount

The board of directors (the “**Board**”) of SRE Group Limited (the “**Company**”) is pleased to announce that the Company and its subsidiaries (the “**Group**”) have achieved the Group’s 2009 full year target property pre-sale of HK\$4.0 billion within the first nine months of 2009.

In the first nine months of 2009, property pre-sale of the Company amounted to approximately RMB4.0 billion (approximately HK\$4.5 billion), as compared to approximately RMB1.6 billion (approximately HK\$1.8 billion) achieved in the same period last year, representing an increase of approximately 150%. The Company expects the majority of the relevant pre-sale proceeds will be recognized within the next 18 months.

In terms of gross floor area, approximately 242,400 square metres (“**sq.m.**”) was sold in aggregate in the first nine months of 2009, as compared to 125,900 sq.m. for the same period last year, representing an increase of approximately 93%. Average selling price was approximately RMB16,670 (approximately HK\$18,920) per sq.m., as compared to RMB12,840 (approximately HK\$14,573) per sq.m. of last year.

* For identification purpose only

Completion of the sale of a parcel of land relocated and prepared by China New Town Development Company Limited (“CNTD”) group

The Board is pleased to report that the sale of the land use rights of the residential land parcel D1-2 located at the Luodian New Town, Shanghai, the People’s Republic of China (the “**Land**”) was completed on 25 September 2009. A 72.63% owned subsidiary of CNTD was responsible for relocating and resettling incumbent residents, clearing and preparing the Land and installing infrastructure on the Land (“**Relocation and Preparation**”), as part of the development project of the Luodian New Town, which is the flagship new town project of CNTD. CNTD is 49.2% owned by the Company, the shares of which are listed on the Singapore Exchange Securities Trading Limited.

The Land with a total site area of approximately 102,300 sq.m. was sold at RMB1.4 billion (approximately HK\$1.6 billion), equivalent to approximately RMB9,070 (approximately HK\$10,294) per sq.m. in terms of gross floor area. This represents an increase of 150% from the price of RMB3,635 (approximately HK\$4,126) per sq.m. for the previous sale of another parcel of land located at the Luodian New Town in May 2009.

By order of the Board
SRE Group Limited
Shi Jian
Chairman

Hong Kong, 19 October 2009

As at the date hereof, the Board comprises five executive directors, namely Mr. Shi Jian, Mr. Li Yao Min, Mr. Yu Hai Sheng, Mr. Jiang Xu Dong and Mr. Yue Wai Leung, Stan; two non-executive directors, namely Mr. Cheung Wing Yui and Mr. Jin Bing Rong and three independent non-executive directors, namely Mr. Jiang Xie Fu, Mr. E Hock Yap and Mr. Pan Long Qing.

In this announcement, RMB has been converted to HK\$ at the rate of RMB1 = HK\$1.135 for illustration purpose only. No representation is made that any amounts in RMB or HK\$ have been, could have been or could be converted at the above rate or at any other rates or at all.