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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)

OVERSEAS REGULATORY ANNOUNCEMENT

This overseas regulatory announcement is issued pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

China New Town Development Company Limited (“CNTD”), a company listed on the Singapore Exchange Securities Trading Limited (“SGX-ST”) and a 61.54% owned subsidiary of SRE Group Limited, has on 19 July 2010 released to the SGX-ST announcement (the “**Announcement**”) in relation to listing of land use rights for two land plots in Shanghai Luodian. The following is reproduction of the Announcement for information purpose only.

On behalf of the Board of Directors of
SRE Group Limited
Shi Jian
Chairman

Hong Kong, 19 July 2010

As at the date hereof, the Board comprises six executive directors, namely Mr. Shi Jian, Mr. Li Yao Min, Mr. Yu Hai Sheng, Mr. Jiang Xu Dong, Mr. Shi Pin Ren 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.

* For identification purpose only

China New Town Development Company Limited

中国新城镇发展有限公司

Listed on The Mainboard of The Singapore Exchange (SGX-ST)

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Listing of Land Use Rights for Two Land Plots in Shanghai Luodian

Singapore and Hong Kong, 19 July 2010 – China New Town Development Company Limited (“CNTD” or the “Company”), is pleased to announce that the Company has listed two residential land plots from its Shanghai Luodian Project for public auction at Shanghai Land Reserve Centre (LRC) last Friday.

The two land parcels F1-4 and F1-6 have a land area of 43,326 square meters and 107,825 square meters respectively. The plot ratio of approximately 0.6X. The last achieved price for a residential land parcel sold from the Shanghai Luodian Project was approximately RMB9,128 per square meter in terms of gross floor area in September 2009. The sale is expected to be completed on 4 August 2010.

The two plots of residential development land from Shanghai Luodian Project are planned for construction of villas with view of the golf course, it is expected to be able to achieve a higher premium in terms of selling price.

CNTD first undertook the development of Shanghai Luodian Project in 2002, through a joint venture (“JV”) agreement with Shanghai Luodian Asset Management & Investment Co., Ltd (“Luodian JV Partner”). Under the agreement, a JV company – Shanghai Golden Luodian Development Co., Ltd (“Luodian JV Company”) was established to undertake the development of the new town project. CNTD holds 72.63% stake in the Luodian JV Company, while the Luodian JV Partner holds the remaining 27.37%. The JV is for a period of 50 years.

Pursuant to the JV agreement, approximately 64% of the proceeds from the sales of land use rights in the Shanghai Luodian Project will be paid to Luodian JV Company.

The results of the above-mentioned sales of land use rights will be announced later upon successful completion of transaction.

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About China New Town Development Company Limited (Bloomberg Code: CNTD SP)

China New Town Development Company Limited (CNTD) is a leading new town developer in China. Working closely with local governments, CNTD is principally engaged in the planning and development of large-scale new town projects. The Company mainly focuses on developing new towns that are located in the suburban areas of China's major cities.

The Group also develops, manages and operates commercial properties such as hotels and convention centres and public amenities such as recreational parks and museums within the new town developments.

The Group currently has three projects, namely Shanghai Luodian New Town Project (Luodian Project); Wuxi Hongshan New Town Project (Wuxi Project); and Shenyang Lixiang New Town Project (Shenyang Project).

For more information about CNTD, please visit the Company's website (<http://www.china-newtown.com>).

Issued for and on behalf of China New Town Development Company Limited

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