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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 4 January 2011 released to the SGX-ST an announcement (the “Announcement”) in relation to Listing of A Land Parcel in Shanghai Luodian. The following is a reproduction of the Announcement for information purpose only.

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

Hong Kong, 4 January 2011

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. Zhuo Fumin.

* For identification purpose only

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China New Town Development Company Limited
中國新城鎮發展有限公司

(incorporated as a business company limited by shares under the laws of the British Virgin Islands)

Hong Kong Stock Code: 1278

Singapore Stock Code: D4N.si

Listing of A Land Parcel in Shanghai Luodian

Further to the announcement made by China New Town Development Company Limited (the “**Company**”) on September 28, 2010 on Singapore Exchange Securities Trading Limited, this announcement is made in compliance with Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Please refer to the attached announcement published by the Company on Singapore Exchange Securities Trading Limited on January 4, 2011.

By order of the Board
China New Town Development Company Limited
Shi Jian
Chairman

Hong Kong, January 4, 2011

As at the date of this announcement, the executive Directors are Mr. Shi Jian (Chairman), Mr. Li Yao Min, Ms. Gu Biya, Ms. Song Yiqing, Mr. Mao Yiping, Mr. Yang Yonggang and Mr. Shi Janson Bing, the non-independent non-executive Director is Mr. Yue Wai Leung Stan, and the independent non-executive Directors are Mr. Henry Tan Song Kok, Mr. Loh Weng Whye, Mr. Lam Bing Lun Philip and Mr. Kong Siu Chee.

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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For immediate release

Listing of A Land Parcel in Shanghai Luodian

Singapore and Hong Kong, 4 January 2011 – Further to the press release made by China New Town Development Company Limited (the “Company”) on 28 September 2010, the Company noted the land parcel in Shanghai Luodian had been listed by The Shanghai Municipal Bureau of Planning and Land Resources on 31 December 2010.

The site area of land parcel A1-3 is approximately 35,642 square meters. The land parcel is for mixed uses (70% for residential and 30% for commercial) with a plot ratio of 2.5 times. The auction is expected to be completed on or about 21 January 2011.

The result of the above-mentioned sale of land use rights will be announced later upon completion of the transaction. Shareholders and investors are advised to exercise caution when dealing in our shares.

Project overview

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 25 years.

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About China New Town Development Company Limited

ChinaNewTown is an established non-state owned new town developer in China since 2002. The Company has a distinctive business model that, through joint venture partnership with local government entities, it turns bare land into valuable land resources and receives a significant portion of land sale proceeds once the land plots are sold. In the new town development process, it has exclusive development and management rights and is not only responsible for master town planning, land preparation, infrastructure construction, but also nurturing long term town value through building high quality facilities and introducing premium brands and leading real estate developers. ChinaNewTown currently has three new town located in Shanghai, Wuxi and Shenyang respectively.

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

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