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If you are in any doubt as to any aspect of this circular or as to the action you should take, you should consult your stockbroker or other registered dealer in securities, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your shares in **SRE Group Limited**, you should at once hand this circular with the accompanying proxy form to the purchaser or transferee or to the bank, stockbroker or other agent through whom the sale was effected for transmission to the purchaser or transferee.

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SRE GROUP LIMITED

上置集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 1207)

**PROPOSALS FOR GENERAL MANDATES TO REPURCHASE
SHARES AND TO ISSUE SHARES,
RE-ELECTION OF RETIRING DIRECTORS, AND
NOTICE OF ANNUAL GENERAL MEETING**

A notice convening the Annual General Meeting of SRE Group Limited to be held at Room 2501, 25th Floor, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong on Tuesday, 29 May 2012 at 3:00 p.m. is set out on pages 15 to 18 of this circular. A proxy form for your use at the Annual General Meeting and any adjournment thereof is enclosed with this circular. If you do not propose to attend the Annual General Meeting, you are requested to complete the accompanying proxy form in accordance with the instructions printed thereon and return the same to the Company's branch share registrar in Hong Kong, Tricor Tengis Limited at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong as soon as possible but in any event not less than 48 hours before the time appointed for holding of the Annual General Meeting or any adjournment thereof. Completion and return of the proxy form will not preclude you from attending and voting in person at the Annual General Meeting or any adjournment thereof should you so wish.

* *For identification purpose only*

Hong Kong, 26 April 2012

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DEFINITIONS

In this circular, the following expressions have the following meanings unless the context requires otherwise:

“Annual General Meeting”	the annual general meeting of the Company to be held at Room 2501, 25th Floor, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong on Tuesday, 29 May 2012 at 3:00 p.m.
“Associates”	as defined in the Listing Rules
“Board”	the board of directors of the Company
“Business”	the business carried on from time to time by the Group or any of the companies within this Group
“Bye-laws”	the bye-laws of the Company
“Companies Act”	the Companies Act 1981
“Company”	SRE Group Limited, a company incorporated in Bermuda with limited liability, the issued Shares of which are listed on the Stock Exchange
“Directors”	the directors of the Company
“Group”	the Company and its subsidiaries
“Hong Kong”	Hong Kong Special Administrative Region of the PRC
“Latest Practicable Date”	19 April 2012, being the latest practicable date prior to the printing of this circular for ascertaining certain information contained in this circular
“Listing Rules”	Rules Governing the Listing of Securities on the Stock Exchange
“Ordinary Resolution(s)”	the proposed ordinary resolution(s) as referred to in the notice of Annual General Meeting
“PRC”	the People’s Republic of China
“Repurchase Mandate”	the unconditional general mandate proposed to be granted to the Directors to exercise the power of the Company to repurchase, during the period as set out in the Repurchase Resolution, Shares up to a maximum of 10% of the issued share capital of the Company as at the date of passing the Repurchase Resolution

DEFINITIONS

“Repurchase Resolution”	the proposed ordinary resolution as referred to in Ordinary Resolution no. 4A
“SFO”	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
“Share(s)”	ordinary share(s) of HK\$0.10 each in the share capital of the Company
“Shareholder(s)”	registered holder(s) of the Share(s)
“Share Issue Mandate”	an unconditional general mandate proposed to be granted to the Directors to exercise the power of the Company to allot, issue and deal with Shares during the period as set out in the ordinary resolution no. 4B, up to maximum of 20% of the issued share capital of the Company as at the date of passing of the resolution approving the Share Issue Mandate
“Share Repurchase Rules”	the relevant rules set out in the Listing Rules to regulate the repurchase by companies with primary listing on the Stock Exchange of their own securities on the Stock Exchange
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Takeovers Code”	the Hong Kong Code on Takeovers and Mergers
“%”	per cent
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong

LETTER FROM THE BOARD



SRE GROUP LIMITED

上置集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 1207)

*As at the date of this circular
the Directors are as follows:*

Mr. Shi Jian (*Chairman*)

Mr. Yu Hai Sheng

(Co-Chairman & Chief Executive Officer)

Mr. Li Yao Min

Mr. Jiang Xu Dong

(Chief Operation Officer and Vice Chairman)

Mr. Shi Pin Ren

Mr. Zhang Hongfei

Mr. Shi Lizhou

Mr. Cheung Wing Yui #

Mr. Jin Bing Rong #

Mr. Jiang Xie Fu*

Mr. E. Hock Yap*

Mr. Zhuo Fumin*

Mr. Yuan Pu*

Non-executive directors

* *Independent non-executive directors*

Registered office:

Clarendon House

2 Church Street

Hamilton HM 11

Bermuda

*Head office and principal place
of business in Hong Kong:*

Room 2501, 25th Floor,

Office Tower,

Convention Plaza,

1 Harbour Road,

Wanchai,

Hong Kong.

Hong Kong, 26 April 2012

To the Shareholders,

Dear Sir or Madam,

**PROPOSALS FOR GENERAL MANDATES TO REPURCHASE
SHARES AND TO ISSUE SHARES,
RE-ELECTION OF RETIRING DIRECTORS, AND
NOTICE OF ANNUAL GENERAL MEETING**

INTRODUCTION

The Company had at its annual general meeting held on 31 May 2011 given the general mandates to the Directors to exercise the power of the Company to repurchase Shares and to issue Shares. These general mandates will lapse at the conclusion of the

* *For identification purpose only*

LETTER FROM THE BOARD

Annual General Meeting. The Directors therefore propose to seek your approval of the grant of the Repurchase Mandate and the Share Issue Mandate, in accordance with the Listing Rules, to be proposed at the Annual General Meeting.

The purpose of this circular is to provide you with information regarding the proposed Repurchase Mandate, Share Issue Mandate, extension of the Share Issue Mandate, the re-election of retiring directors, and to seek your approval of the relevant Ordinary Resolutions; relating to these matters at the Annual General Meeting.

GENERAL MANDATE TO REPURCHASE SHARES

The Company had at its annual general meeting held on 31 May 2011 given a general mandate to the Directors to exercise the powers to repurchase Shares. Such general mandate will lapse at the conclusion of the Annual General Meeting.

An Ordinary Resolution will therefore be proposed at the Annual General Meeting to grant to the Directors the Repurchase Mandate, details of which are set out in Ordinary Resolution no. 4A.

As at the Latest Practicable Date, the issued share capital of the Company comprised 4,956,624,507 Shares. Assuming that there is no change in the issued share capital between the period from the Latest Practicable Date and the date of passing the Repurchase Resolution, the maximum number of Shares which may be repurchased pursuant to the Repurchase Mandate as at the date of passing the Repurchase Resolution will be 495,662,450 Shares.

An explanatory statement as required under the Share Repurchase Rules to provide the requisite information of the Repurchase Mandate is set out in Appendix I to this circular.

GENERAL MANDATE TO ISSUE SHARES

The Company had at its annual general meeting held on 31 May 2011 given a general mandate to the Directors to exercise the powers to issue Shares and authorised an extension of the limit of such general mandate by adding to it the number of Shares repurchase by the Company. Such general mandate will lapse at the conclusion of the Annual General Meeting.

Two Ordinary Resolutions will therefore be proposed at the Annual General Meeting to (i) grant to the Directors the Share Issue Mandate; and (ii) authorise an extension of the limit of the Share Issue Mandate so granted by adding to it the number of Shares repurchased by the Company under the Repurchase Mandate, if granted.

Details of the Share Issue Mandate and the extension of the Share Issue Mandate are set out in Ordinary Resolution nos. 4B and 4C respectively.

LETTER FROM THE BOARD

RE-ELECTION OF THE RETIRING DIRECTORS

As at the Latest Practicable Date, the executive Directors were Mr. Shi Jian, Mr. Li Yao Min, Mr. Yu Hai Sheng, Mr. Jiang Xu Dong, Mr. Shi Pin Ren, Mr. Zhang Hongfei and Mr. Shi Li Zhou; the non-executive Directors are Mr. Cheung Wing Yui and Mr. Jin Bing Rong; and the independent non-executive Directors are Mr. Jiang Xie Fu, Mr. E. Hock Yap, Mr. Zhuo Fumin and Mr. Yuan Pu.

Pursuant to the existing bye-laws 86(2), 87(1) and 87(2) of the Bye-laws, Mr. Shi Jian, Mr. Jiang Xu Dong, Mr. Cheung Wing Yui, Mr. E Hock Yap, Mr. Zhang Hongfei, Mr. Shi Lizhou and Mr. Yuan Pu will be retiring from their respective offices at the Annual General Meeting. All of these Directors, except for Mr. E Hock Yap who wishes to focus on his work in other companies and will not offer himself for re-election, are eligible and will offer themselves for re-election. Since Mr. Yap will not offer himself for re-election, he will cease to be the chairman of the Remuneration Committee and a member of the Audit Committee. Mr. Yap has confirmed that he has no disagreement with the Board and there are no matters relating to his retirement from office that need to be brought to the attention of the Shareholders.

On 27 March 2012, the Board assessed and reviewed each individual Director's annual confirmation of independence based on the independence criteria as set out in Rule 3.13 of the Listing Rules, and affirmed that all non-executive Directors, including Mr. Yuan Pu, remained independent. Particulars of the Directors proposed to be re-elected in the Annual General Meeting are set out in Appendix II to this circular.

ANNUAL GENERAL MEETING

At the Annual General Meeting, the Ordinary Resolutions will be proposed to approve the proposed Repurchase Mandate, Share Issue Mandate, extension of the Share Issue Mandate, and the re-election of retiring directors. The notice of Annual General Meeting is set out on pages 15 to 18 of this circular.

ACTION TO BE TAKEN

A proxy form for use at the Annual General Meeting and any adjournment thereof is enclosed with this circular. If you do not propose to attend the Annual General Meeting, you are requested to complete the accompanying proxy form and return it to the Company's branch share registrar in Hong Kong, Tricor Tengis Limited at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong as soon as possible but in any event not less than 48 hours before the time appointed for holding the Annual General Meeting or any adjournment thereof. Completion and return of the proxy form will not preclude you from attending and voting in person at the Annual General Meeting or any adjournment thereof should you so wish.

LETTER FROM THE BOARD

VOTING BY WAY OF POLL

Pursuant to Rule 13.39(4) of the Listing Rules, all votes of shareholders at the Annual General Meeting will be taken by poll and the Company will announce the results of the poll in the manner prescribed under Rule 13.39(5) of the Listing Rules.

RECOMMENDATION

The Directors are pleased to recommend the retiring Directors, particulars of whom are set out in Appendix II to this circular, for re-election in the Annual General Meeting. The Directors consider that the granting of the Repurchase Mandate, the Share Issue Mandate, the extension of the Share Issue Mandate and the re-election of Directors, are all in the best interests of the Company and the Shareholders as a whole. Accordingly, the Directors recommend that all Shareholders should vote in favour of the resolutions to be proposed at the Annual General Meeting to give effect to them.

Yours faithfully
By Order of the Board
Shi Jian
Chairman

This appendix serves as an explanatory statement, as required by the Share Repurchase Rules, to provide requisite information to you for your consideration of the proposal to permit the repurchase of Shares up to a maximum of 10% of the issued share capital of the Company as at the date of passing the Repurchase Resolution.

1. SHARE CAPITAL

As at the Latest Practicable Date, the issued share capital of the Company comprised 4,956,624,507 Shares.

Subject to the passing of the Repurchase Resolution and on the basis that no further Shares are issued or repurchased prior to the Annual General Meeting, the Company would be allowed under the Repurchase Resolution to repurchase a maximum of 495,662,450 Shares representing not more than 10% of the issued share capital of the Company.

2. REASONS FOR REPURCHASE

The Directors believe that the Repurchase Mandate is in the best interests of the Company and its Shareholders as a whole. Such repurchase may, depending on market conditions and funding arrangements at the time, lead to an enhancement of the net assets and/or earnings per Share of the Company and will only be made when the Directors believe that such a repurchase will benefit the Company and its Shareholders as a whole.

3. FUNDING OF REPURCHASES

In repurchasing Shares, the Company may only apply funds legally available for such purpose in accordance with its memorandum of association and Bye-laws and the applicable laws of Bermuda. Pursuant to the Companies Act, the amount of capital repaid in connection with a share repurchase may only be paid out of either the capital paid up on the relevant Shares, the profits that would otherwise be available for dividend or distribution or the proceeds of a fresh issue of Shares made for the purpose. The amount of premium payable on a share repurchase may only be paid out of either the profits that would otherwise be available for dividend or distribution or out of the share premium or contributed surplus accounts of the Company.

There might be an adverse impact on the working capital or gearing position of the Company as compared with the position disclosed in the audited accounts contained in the Company's annual report for the year ended 31 December 2011 in the event that the Repurchase Mandate were to be carried out in full at any time during the proposed repurchase period. However, the Directors do not propose to exercise the Repurchase Mandate to such extent as would, in the circumstances, have a material adverse effect on the working capital requirements of the Company or the gearing levels which in the opinion of the Directors are from time to time appropriate for the Company.

4. SHARES PRICES

The highest and lowest prices at which the Shares have traded on the Stock Exchange during each of the previous twelve months before the Latest Practicable Date and for the month of April 2012 up to the Latest Practicable Date were as follows:

	Share Price	
	Highest <i>HK\$</i>	Lowest <i>HK\$</i>
2011		
March	0.74	0.66
April	0.74	0.69
May	0.72	0.60
June	0.66	0.53
July	0.63	0.54
August	0.58	0.465
September	0.49	0.365
October	0.43	0.32
November	0.415	0.34
December	0.39	0.31
2012		
January	0.395	0.33
February	0.51	0.365
March	0.495	0.385
April (up to the Latest Practicable Date)	0.41	0.37

5. UNDERTAKING

The Directors have undertaken to the Stock Exchange that, so far as the same may be applicable, they will exercise the powers of the Company to make repurchases pursuant to the Repurchase Mandate and in accordance with the Listing Rules, the memorandum of association and Bye-laws of the Company and any applicable laws of Bermuda.

None of the Directors nor, to the best of their knowledge having made all reasonable enquiries, their associates (as defined in the Listing Rules), have any present intention to sell any Shares to the Company under the Repurchase Mandate if such is approved by the Shareholders.

No connected persons (as defined in the Listing Rules) have notified the Company that they have a present intention to sell Shares to the Company, or have undertaken not to do so, in the event that the Repurchase Mandate is approved by the Shareholders.

6. TAKEOVERS CODE

If on the exercise of the power to repurchase Shares pursuant to the Repurchase Mandate, a Shareholder's proportionate interest in the voting rights of the Company increases, such increase will be treated as an acquisition for the purposes of Rule 32 of the Takeovers Code. As a result, a Shareholder or group of Shareholders acting in concert could obtain or consolidate control of the Company and become obliged to make a mandatory offer in accordance with Rule 26 of the Takeovers Code.

As at the Latest Practicable Date, Ms. Si Xiao Dong and Mr. Shi Jian (the spouse of Si Xiao Dong), a director of the Company, together with SRE Investment Holding Limited (a company which is together beneficially owned as to 63% by Ms. Si Xiao Dong and Mr. Shi Jian) were beneficially interested in an aggregate of 2,603,136,919 Shares, representing approximately 52.52% of the issued share capital of the Company. Based on such shareholdings and in the event that the Directors exercise in full the power to repurchase Shares under the Repurchase Mandate, the shareholdings of SRE Investment Holding Limited together with its associates in the Company would be increased to approximately 58.35% of the issued share capital of the Company. Then, Ms. Si Xiao Dong and Mr. Shi Jian together with SRE Investment Holding Limited could be required under Rule 26 of the Takeovers Code to make a mandatory offer in respect of all the issued shares of the Company by reason of such increase.

Save as aforesaid, the Directors are not aware of any consequences which may arise under the Takeovers Code as a consequence of any purchases made under the Repurchase Mandate. The Directors will use their best endeavours to ensure that the Repurchase Mandate will not be exercised to the extent that the number of Shares held by the public would be reduced to less than 25 per cent. of the issued share capital of the Company. The Directors have no intention to exercise the Repurchase Mandate which may result in possible mandatory offer being made under the Takeovers Code.

7. SHARES REPURCHASE MADE BY THE COMPANY

The Company has not repurchased any Shares (whether on the Stock Exchange or otherwise) in the six months preceding the Latest Practicable Date.

The following are the particulars of the Directors proposed to be elected at the Annual General Meeting in accordance with the Bye-laws:

Mr. Shi Jian, aged 58, was appointed as an Executive Director in 1999 and is also the Chairman of the Board, as well as the founder of the Group. Mr. Shi is also a director of a number of subsidiaries of the Company. Mr. Shi is responsible for the formulation of the Group's development strategy. From 1986 to 1993, Mr. Shi was an administration manager of Shanghai Rainbow Hotel. From 1993 to 1995, he was the general manager of the Universal Mansion project. Mr. Shi has nearly 20 years' experience in property investment and corporate operation. Mr. Shi Jian is the chairman of the board of directors of China New Town Development Company Limited, a subsidiary of the Company listed on the Singapore Stock Exchange and the Hong Kong Stock Exchange. Mr. Shi Jian is the father of Mr. Shi Bing, an executive director and a co-chief executive officer of China New Town Development Company Limited and is also the uncle of Mr. Shi Lizhou, an executive Director of the Company. Mr. Shi is a substantial shareholder of the Company.

Save as disclosed above, Mr. Shi does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company. Save as the directorship with the Company mentioned above, Mr. Shi has not held any other directorships in listed public companies in the last three years. Save as the directorship and the position disclosed above, Mr. Shi does not hold any other positions with the Group.

As at the Latest Practicable Date, Mr. Shi has interest in 2,603,136,919 Shares within the meaning of Part XV of the Securities and Futures Ordinance. Mr. Shi has entered into a service contract with the Company for terms of 3 years from 1 July 2010 to 30 June 2013. Pursuant to his service contract, he is entitled to an emolument of HK\$2,000,000 per annum, which is to be reduced by a total amount of HK\$500,000 in the first 6 months of 2012. Mr. Shi received emoluments to a total value of approximately HK\$2,000,000 in 2011. His emoluments are determined by the Board with reference to the Company's performance and profitability as well as prevailing market conditions. Mr. Shi is subject to retirement by rotation and re-election in accordance with the Bye-laws of the Company.

Save as disclosed above, Mr. Shi has confirmed that there are no other matters in connection with his re-election that need to be brought to the attention of the Shareholders and there are no information that should be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules.

Mr. Jiang Xu Dong, aged 48, was appointed as an Executive Director in 2003. He was also a Chief Operation Officer of the Group and was re-designated as the vice chairman of the Group with effect from 1 November 2011. Mr. Jiang is responsible for co-ordinating the real estate development business of the Group. Mr. Jiang graduated from Shanghai Tongji University in 1986 specializing in industrial and civil construction, and was awarded a MBA degree afterwards. He joined the Group in 1997. He was a department director of Shanghai Real Estate Administration Bureau between 1986 and 1997. Mr. Jiang has nearly 20 years' experience in property development and operation management.

Mr. Jiang does not have any relationship with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company. Save as the directorship with the Company mentioned above, Mr. Jiang has not held any other directorships in listed public companies in the last three years. Save as the directorship and the position disclosed above, Mr. Jiang does not hold any other positions with the Group.

As at the Latest Practicable Date, Mr. Jiang does not have any interest in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance. Mr. Jiang has entered into a service contract with the Company for terms of 3 years from 1 July 2010 to 30 June 2013. Pursuant to his service contract, he is entitled to an emolument of HK\$2,000,000 per annum, and increased to HK\$2,500,000 with effect from 1 November 2011. His emolument would be reduced by a total amount of HK\$500,000 in the first 6 months of 2012. Mr. Jiang received emoluments to a total value of approximately HK\$2,083,332 in 2011. His emoluments are determined by the Board with reference to the Company's performance and profitability as well as prevailing market conditions. Mr. Jiang is subject to retirement by rotation and re-election in accordance with the Bye-laws of the Company.

Save as disclosed above, Mr. Jiang has confirmed that there are no other matters in connection with his re-election that need to be brought to the attention of the Shareholders and there are no information that should be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules.

Mr. Cheung Wing Yui, aged 62, is a Non-executive Director of the Company since 1999. He is also a member of the Audit Committee and Remuneration Committee of the Company. Mr. Cheung has been a practicing lawyer in Hong Kong since 1979 and admitted as a solicitor in the United Kingdom and as advocate and solicitor in Singapore. He is currently a consultant of Messrs. Woo, Kwan, Lee & Lo, Solicitors and Notaries, and a member of the Council of the Open University of Hong Kong. Mr. Cheung is a director of a number of listed companies in Hong Kong (including SmarTone Telecommunications Holdings Limited, Sunevision Holdings Limited, Tianjin Development Holdings Limited, Ping An Insurance (Group) Company of China, Ltd., Tai Sang Land Development Limited, Hop Hing Group Holdings Limited and Agile Property Holdings Limited) and resigned as director of Taifook Securities Group Limited and Ching Hing (Holdings) Limited in 2007. Save as disclosed above, Mr. Cheung has not held any directorships in any other public listed companies in the past 3 years or any other positions with Group.

Mr. Cheung does not have any relationship with any other directors, senior management, substantial shareholders or controlling shareholders of the Company.

As at the Latest Practicable Date, Mr. Cheung did not have any interest in the shares in the Company within the meaning of Part XV of the Securities and Futures Ordinance. Mr. Cheung has entered into a service contract with the Company for terms of two years from 1 July 2010 to 30 June 2012. Pursuant to his service contract, he received emoluments to a total value of approximately HK\$360,000 in 2011. His emoluments are determined by the

Board with reference to the Company's performance and profitability as well as prevailing market conditions. Mr. Cheung is subject to retirement by rotation and re-election in accordance with the bye-laws of the Company.

Save as disclosed above, Mr. Cheung has confirmed that there are no other matters in connection with his re-election that need to be brought to the attention of the Shareholders and there are no information that should be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules.

Mr. Zhang Hongfei, aged 35, holds a master degree in economics from Shanghai University and a professional graduation certificate in industrial foreign trade from the Wuhan Institute of Technology (then known as the Wuhan Institute of Chemical Technology). Between 1996 and 1998, Mr. Zhang had been working in the office of external affairs of Sanmenxia Chemical Machinery Co., Ltd. Since joining the Group in 2001, Mr. Zhang had held various positions such as the deputy general manager and the general manager of the asset management department of the Group, and vice president of the Group. He currently acts as the general manager and/or chairman of the board of various property project companies of the Group. Mr. Zhang has over 10 years of experience in external affairs, asset management, property development and property operation.

Save as disclosed above, Mr. Zhang has not held any directorships in other public companies the securities of which are listed on any securities market in Hong Kong or overseas in the last 3 years and does not hold any other position with the Company and other members of the Group, or any other major appointments and professional qualifications.

Pursuant to the service contract dated 28 October 2011 entered into between Mr. Zhang and the Company, Mr. Zhang was appointed as an executive Director for a term of 3 years commencing on 1 November 2011 (subject to retirement by rotation and re-election in accordance with the bye-laws of the Company) unless otherwise terminated by either party by giving not less than 6 months written notice to the other or in accordance with other terms of the service contract. Under his service contract, Mr. Zhang is entitled to receive a director's fee of RMB 480,000 and HK\$ 720,000 per annum, which is determined with reference to Mr. Zhang's duties, responsibilities and the prevailing market conditions. His remuneration is subject to review from time to time by the remuneration committee of the Board. Mr. Zhang received emoluments to a total value of approximately RMB80,000 and HK\$120,000 in 2011. Mr. Zhang is also entitled to an annual management bonus, the amount of which is to be determined by the Board from time to time with reference to the performance results of the Group and its associated companies as well as the performance of Mr. Zhang, provided that the aggregate management bonus payable to all executive Directors for a financial year shall not be more than 10% of the Company's net profit after taxation and minority interests as shown in the audited consolidated financial statements of the Company for the relevant year.

Mr. Zhang does not have any relationship with any Directors, senior management or substantial or controlling shareholders of the Company. As at the date of this announcement, he does not have any interest in the shares of the Company within the meaning of Part XV of the SFO.

Mr. Zhang has confirmed that there are no other matters in respect of his appointment that need to be brought to the attention of the shareholders of the Company and there is no information that should be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules.

Mr. Shi Lizhou, aged 29, holds a master degree in global financial management from Northumbria University at Newcastle Upon Tyne, the United Kingdom and a bachelor degree in finance from Lancaster University, the United Kingdom. Mr. Shi has 3 years of experience working in the field of property development in the Company. He has been the co-general manager of Shanghai Zhufu Property Development Co., Ltd., a subsidiary of the Company, since June 2007 and has become the general manager in corporate finance of the Company since March 2010. He also served as an assistant president and deputy director of CNTD during 30 November 2010 to 29 March 2012. He is also the co-general manager of the Group's Bairun Project in Shanghai and a director of Shanghai Lushan Real Estate Ltd., both subsidiaries of the Company. Following Mr. Shi's appointment as an executive Director, he will continue to act as the co-general manager of Shanghai Zhufu Property Development Co., Ltd. and the co-general manager of Bairun Project in Shanghai.

Mr. Shi has not held any directorships in other public companies the securities of which are listed on any securities market in Hong Kong or overseas in the last 3 years. Save as disclosed above, he does not hold any other position with the Company and other members of the Group, or any other major appointments and professional qualifications.

Pursuant to the service contract dated 28 October 2011 entered into between Mr. Shi and the Company, Mr. Shi was appointed as an executive Director for a term of 3 years commencing on 1 November 2011 (subject to retirement by rotation and re-election in accordance with the bye-laws of the Company) unless otherwise terminated by either party by giving not less than 6 months written notice to the other or in accordance with other terms of the service contract. Under his service contract, Mr. Shi is entitled to receive a director's fee of RMB 360,000 and HK\$ 600,000 per annum, which is determined with reference to Mr. Shi's duties, responsibilities and the prevailing market conditions. His remuneration is subject to review from time to time by the remuneration committee of the Board. Mr. Shi received emoluments to a total value of approximately RMB60,000 and HK\$100,000 in 2011. He is also entitled to an annual management bonus, the amount of which is to be determined by the Board from time to time with reference to the performance results of the Group and its associated companies as well as the performance of Mr. Shi, provided that the aggregate management bonus payable to all executive Directors for a financial year shall not be more than 10% of the Company's net profit after taxation and minority interests as shown in the audited consolidated financial statements of the Company for the relevant year.

Mr. Shi is the nephew of Mr. Shi Jian, the chairman of the Board and he is also the cousin of Mr. Shi Janson Bing, the co-chief executive officer and an executive director of CNTD. Save as disclosed above, Mr. Shi does not have any relationship with any Directors, senior management or substantial or controlling shareholders of the Company nor does he have any interest in the shares of the Company within the meaning of Part XV of the SFO.

Mr. Shi has confirmed that there are no other matters in respect of his appointment that need to be brought to the attention of the shareholders of the Company and there is no information that should be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Listing Rules.

Mr. Yuan Pu, aged 61, was appointed as an independent non-executive director of the Company with effect from 1 July 2011. Mr. Yuan is a senior economist. From 1970 to 1994, Mr. Yuan was as a government official and had served several departments under the State Council. Positions he held during this period included the Vice Division Chief of the Comprehensive Production Department and the Division Chief of the Policies, Laws and Regulations Department of the Ministry of Chemical Industry of the PRC, the Division Chief of the Policies, Laws and Regulations Department of the Economic and Trade Office of the State Council and the Division Chief of the Research Office of the State Economic and Trade Commission. From 1995 to 1999, Mr. Yuan was employed as the Vice Director of the China National Tendering Centre of Mach. & Elec. Equipment. From 1999 to 2000, Mr. Yuan served as the Director General of China Coordination Center for Cooperation of SMEs with Foreign Countries and China Centre for Promotion of SME Development as well as the Executive Vice-President and Secretary-General of China International Cooperation Association of Small and Medium Enterprises.

Pursuant to the terms of engagement letter between Mr. Yuan and the Company dated 24 June 2011, his appointment shall take effect from 1 July 2011 for a term of two years. Mr. Yuan is entitled to receive a director's fee of HK\$330,000 per annum, which is determined with reference to his duties and responsibilities and the prevailing market conditions. Mr. Yuan received a director's fee of HK\$165,000 in 2011. Mr. Yuan is subject to retirement by rotation and re-election in accordance with the bye-laws of the Company.

Mr. Yuan does not have any interest in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance, nor does he have any relationship with any directors, senior management or substantial or controlling shareholders of the Company.

Save as disclosed above, in relation to the appointment of Mr. Yuan, there are no other matters that need to be brought to the attention of the shareholders of the Company and there are no information that should be disclosed pursuant to Rules 13.51(2)(h) to (v) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

NOTICE OF ANNUAL GENERAL MEETING



SRE GROUP LIMITED

上置集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 1207)

NOTICE IS HEREBY GIVEN that the annual general meeting of SRE Group Limited (the “Company”) will be held at Room 2501, 25th Floor, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong on Tuesday, 29 May 2012 at 3:00 p.m. for the following purposes:

1. To receive and consider the audited consolidated financial statements, the report of the directors and the independent auditor’s report for the year ended 31 December 2011.
2. To re-elect directors and to authorise the board of directors to fix the remuneration of directors.
3. To re-appoint the auditors for the ensuing year and to authorise the board of directors to fix their remuneration.
4. As special business to consider and, if thought fit, pass with or without amendments, 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 shares of HK\$0.10 each in the capital of the Company on The Stock Exchanges of Hong Kong Limited (the “Stock Exchange”) or on any other stock exchanges on which the securities of the Company may be listed and recognised by the Securities and Futures Commission of Hong Kong and the Stock Exchange for this purpose, subject to and in accordance with all applicable laws and the requirements of the Rules Governing the Listing of Securities on the Stock Exchange or of any other stock exchanges as amended from time to time, be and is hereby generally and unconditionally approved;
- (b) the aggregate nominal amount of the shares of the Company which the directors are authorised to repurchase pursuant to the approval in paragraph (a) above during the Relevant Period (as hereinafter defined)

* For identification purpose only

NOTICE OF ANNUAL GENERAL MEETING

shall not exceed 10 per cent. of the aggregate nominal amount of the issued share capital of the Company as at the date of passing 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 of the Company; or
 - (ii) the expiration of the period within which the next annual general meeting of the Company is required by the bye-laws of the Company (the “Bye-laws”) or any applicable law to be held; or
 - (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 in general meeting.”

B. “THAT:

- (a) subject to paragraph (c) below, the exercise by the directors during the Relevant Period (as hereinafter defined) of all the powers of the Company to allot, issue and deal with any unissued shares in the capital of the Company and to make or grant offers, agreements and options (including bonds, warrants and debentures, notes and any securities which carry rights to subscribe for or are convertible into shares in the Company) which would or might require the exercise of such power be and is hereby generally and unconditionally approved;
- (b) the approval in paragraph (a) above shall authorise the directors during the Relevant Period (as hereinafter defined) to make or grant offers, agreements and options (including bonds, warrants and debentures, notes and any securities which carry rights to subscribe for or are convertible into shares of the Company) which would or might require the exercise of such powers after the end of the Relevant Period;
- (c) the aggregate nominal amount of share capital allotted and issued or agreed conditionally or unconditionally to be allotted (whether pursuant to an option or otherwise) and issued by the directors pursuant to the approval in paragraph (a) above, otherwise than pursuant to (i) a Rights Issue (as hereinafter defined); (ii) an issue of shares as scrip dividends in accordance with the Bye-laws from time to time; or (iii) an issue of shares upon the exercise of rights of subscription or conversion under the terms of any bonds, warrants, debenture, notes and any securities which carry rights to subscribe for or are convertible into shares in the Company; or (iv) an issue of shares under any option scheme or similar arrangement for the time being adopted for the grant or issue to officers and/or employees of the Company and/or any of its subsidiaries and/or any other participants of shares or rights

NOTICE OF ANNUAL GENERAL MEETING

to acquire shares in the Company, shall not exceed 20 per cent. of the aggregate nominal amount of the issued share capital of the Company as at the date of passing this resolution, and the said approval shall be limited accordingly; and

- (d) for the purpose 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 of the Company; or
 - (ii) the expiration of the period within which the next annual general meeting of the Company is required by the Bye-laws or any applicable law to be held; or
 - (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 in general meeting.

“Rights Issue” means an offer of shares open for a period fixed by the directors to the holders of shares in the Company on the register of members of the Company on a fixed record date in proportion to their then holdings of such shares as at that date (subject to such exclusions or other arrangements as the directors may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of, or the requirements of any recognised regulatory body or any stock exchange in, any territory outside Hong Kong applicable to the Company).”

- C. “**THAT** subject to the passing of ordinary resolutions nos. 4A and 4B set out in the notice convening this meeting, the general mandate granted to the directors to allot, issue and deal with any unissued shares and to make or grant offers, agreements and options which might require the exercise of such powers pursuant to ordinary resolution no. 4B set out in the notice convening this meeting 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 ordinary resolution no. 4A set out in the notice convening this meeting, provided that such amount of shares shall not exceed 10 per cent. of the aggregate nominal amount of the issued share capital of the Company as at the date of passing the said resolution.”

For and on behalf of the Board
SRE Group Limited
SHI JIAN
Chairman

Hong Kong, 26 April 2012

NOTICE OF ANNUAL GENERAL MEETING

Notes:

1. Any member of the Company entitled to attend and vote at the meeting is entitled to appoint one or more proxies to attend and vote in his stead. A proxy need not be a member of the Company.
2. 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 deposited with the Company's branch share registrar in Hong Kong, Tricor Tengis Limited at 26th Floor, Tesbury Centre, 28 Queen's Road East, Wanchai, Hong Kong not less than 48 hours before the time appointed for holding the meeting or any adjournment thereof. Completion and return of the proxy form will not preclude any member from attending and voting in person at the meeting if the member so wishes.
3. Pursuant to rule 13.39(4) of the Rules Governing the Listing of Securities ("the Listing Rules") on the Stock Exchange, all votes of shareholders at the Annual General Meeting will be taken by poll and the Company will announce the results of the poll in the manner prescribed under rule 13.39(5) of the Listing Rules.
4. With regard to item no. 2 in this notice, the board of directors of the Company proposes that the retiring directors, namely Mr. Shi Jian, Mr. Jiang Xu Dong, Mr. Cheung Wing Yui, Mr. Zhang Hongfei, Mr. Shi Lizhou and Mr. Yuan Pu, be re-elected as directors of the Company. Particulars of the said retiring directors are set out in Appendix II to the circular to shareholders of the Company dated 26 April 2012.
5. With regard to the resolutions referred to in items 4A, 4B and 4C of this notice, the board of directors of the Company proposes to seek its shareholders' approval of the general mandates to repurchase shares in the Company and to issue shares in the Company and a circular in connection with such proposals will be dispatched to the shareholders of the Company.

As at the date hereof, the Board comprises seven executive directors, namely Mr. Shi Jian, Mr. Li Yao Min, Mr. Yu Hai Sheng, Mr. Jiang Xu Dong, Mr. Shi Pin Ren, Mr. Zhang Hongfei and Mr. Shi Lizhou; two non-executive directors, namely Mr. Cheung Wing Yui and Mr. Jin Bing Rong and four independent non-executive directors, namely Mr. Jiang Xie Fu, Mr. E Hock Yap, Mr. Zhuo Fumin and Mr. Yuan Pu.