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OVERSEAS REGULATORY ANNOUNCEMENT
NEW PROJECT LOAN FACILITY

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 68.07% owned subsidiary of SRE Group Limited, has on 15 June 2012 released to the SGX-ST an announcement (the “Announcement”) in relation to new project loan facility. 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, 15 June 2012

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 three independent non-executive directors, namely Mr. Jiang Xie Fu, Mr. Zhuo Fumin and Mr. Yuan Pu.

* 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

New Project Loan Facility

This announcement is made by China New Town Development Company Limited (the "**Company**") in compliance with the para 8 of Appendix 7.1 under the Listing Manual of the Singapore Exchange Securities Trading Limited and the overseas regulatory disclosure requirement under the Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The Company is pleased to announce that Shanghai Malaren Investment Company Limited* (上海美蘭湖醫院投資有限公司) ("**SMI**"), a wholly owned subsidiary of Shanghai Golden Luodian Development Company Limited (上海金羅店發展有限公司) ("**SGLD**"), which is a non-wholly owned subsidiary of the Company, has entered into a fixed assets loan agreement (the "**Loan**") with Industrial and Commercial Bank of China Limited (Shanghai Huangpu Branch) for the development of Malaren Maternity Hospital and Baby Care Center Project (美蘭湖婦產科醫院及月子中心) in our Shanghai Luodian New Town Project.

The details of the Loan are set out below:

Term:	71 months
Maturity Date:	11 May 2018
Principal:	RMB450 million
Effective Interest rate:	20% on top of the People's Bank of China 5-year benchmark rate (Effective interest rate currently at 8.16 % per annum based on current 6.8% benchmark rate)

The repayment arrangements under the Loan are as follows:

- a) Principal repayment to be made on a quarterly basis commencing in June 2013;

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- b) The amount of principal repayment shall be RMB15 million for each repayment period within the period of June 2013 to March 2014;
- c) The amount of principal repayment shall be RMB20 million for each repayment period within the period of June 2014 to March 2015;
- d) The amount of principal repayment shall be RMB22.5 million for each repayment period within the period of June 2015 to March 2016; and
- e) The amount of principal repayment shall be RMB27.5 million for each repayment period within the remaining period, i.e. from June 2016 to March 2018.

The security package includes second-lien pledge of retail street and convention centre as collateral owned by SGLD with guarantee by SGLD and SRE Group which owned 68.07% shareholding of the Company. The documentation for pledging the assets as collateral for the Loan has been completed on 14 June 2012.

As of the date of this Announcement, the Company has yet withdrawn any amount from this loan facility.

None of the Directors and/or substantial shareholders of the Company has directly or indirectly benefited from this Loan.

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

Singapore and Hong Kong, June 15, 2012

As at the date of this announcement, the executive directors are Mr. Shi Jian (Chairman), Mr. Li Yao Min, Mr. Yue Wai Leung Stan, Mr. Shi Janson Bing, Ms. Gu Biya, Ms. Song Yiqing, Mr. Mao Yiping, Mr. Yang Yonggang, and Mr. Qian Yifeng and the independent non-executive Directors of the Company are Mr. Henry Tan Song Kok, Mr. Lam Bing Lun Philip, Mr. Kong Siu Chee, Mr. Zhang Hao and Mr. E Hock Yap.

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