IMPORTANT:

If you are in any doubt about any content of this prospectus, you should seek independent professional advice.



恒大地產集團有限公司

(incorporated in the Cayman Islands with limited liability)

GLOBAL OFFERING

Number of Offer Shares: 1,614,935,000 Shares, comprising

1,005,000,000 new Shares to be offered by us and 609,935,000 existing Shares to be offered by the Selling Shareholders, subject to adjustment and the Over-

allotment Option

Number of Hong Kong Offer Shares : 161,494,000 Shares (subject to adjustment)

Number of International Offer Shares : 1.453.441.000 Shares (subject to adjustment)

and the Over-allotment Option)

Maximum Offer Price : HK\$4.00 per Offer Share, plus brokerage of

1%, SFC transaction levy of 0.004%, and Stock Exchange trading fee of 0.005%, payable in full on application subject to

refund on final pricing

Nominal value: US\$0.01 per Share

Stock code: 3333

Joint Sponsors

BofA Merrill Lynch

Goldman Sachs

Joint Global Coordinators, Joint Bookrunners and Joint Lead Managers

BofA Merrill Lynch







Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited and Hong Kong Securities Clearing Company Limited take no responsibility for the contents of this prospectus, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this prospectus.

A copy of this prospectus, having attached thereto the documents specified in Appendix IX "Documents Delivered to the Registrar of Companies and Available for Inspection" to this prospectus, has been registered with the Registrar of Companies in Hong Kong as required by Section 342C of the Companies Ordinance, Chapter 32 of the Laws of Hong Kong. The Securities and Futures Commission of Hong Kong and the Registrar of Companies in Hong Kong take no responsibility as to the contents of this prospectus or any other document referred to above.

We expect to determine the Offer Price by agreement with the Joint Bookrunners on behalf of the Underwriters and the Selling Shareholders on the Price Determination Date. The Price Determination Date is expected to be on or around Thursday, October 29, 2009 and, in any event, not later than Wednesday, November 4, 2009. The Offer Price will be not more than HK\$4.00 and is currently expected to be not less than HK\$3.00, unless otherwise announced. Applicants for Hong Kong Offer Shares must pay, on application, the maximum offer price of HK\$4.00 for each Hong Kong Offer Share, together with a 1% brokerage fee, 0.004% SFC transaction levy and 0.005% Stock Exchange trading fee, subject to refund if the Offer Price should be lower than HK\$4.00 as finally determined.

The Joint Bookrunners on behalf of the Underwriters may, with our and the Selling Shareholders' consent, reduce the number of Offer Shares in the Global Offering and/or the indicative offer price range described in this prospectus (which is HK\$3.00 to HK\$4.00 per Offer Share) at any time prior to the morning of the last day for lodging applications under the Hong Kong Public Offering. In such a case, notices of the reduction in the number of Offer Shares and/or the indicative offer price range will be published in the South China Morning Post (in English) and the Hong Kong Economic Times (in Chinese) not later than the morning of the last day for lodging applications under the Hong Kong Public Offering. If applications for Hong Kong Offer Shares have been submitted prior to the day which is the last day for the lodging of applications under the Hong Kong Public Offering, in the event that the number of Offer Shares and/or the indicative offer price range is so reduced, such applications can subsequently be withdrawn. Further details are set out in the sections entitled "Structure of the Global Offering" and "How to Apply for Hong Kong Offer Shares" in this prospectus. If, for whatever reason, the Joint Bookrunners on behalf of the Underwriters, the Selling Shareholders and we are not able to agree on the Offer Price, the Global Offering (including the Hong Kong Public Offering) will not proceed and will lapse.

The Global Offering may be terminated by the Joint Bookrunners on behalf of the Underwriters at any time prior to 8:00 a.m. on the Listing Date following the occurrence of certain events described in the section entitled "Underwriting" in this prospectus.

The Offer Shares have not been and will not be registered under the U.S. Securities Act and may not be offered, sold, pledged or transferred within the United States except to qualified institutional buyers in reliance on Rule 144A or another exemption from registration under the U.S. Securities Act or outside the United States in offshore transactions pursuant to Regulation S.