

Unless otherwise defined in this announcement, terms defined in the prospectus dated January 25, 2010 (the “**Prospectus**”) issued by China SCE Property Holdings Limited (the “**Company**”) have the same meanings when used in this announcement.

*This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Shares. Potential investors should read the Prospectus for detailed information about the Global Offering described below before deciding whether or not to invest in the Shares thereby being offered.*

*The information contained herein does not constitute or form part of any offer of securities for sale in the United States. The Offer Shares have not been and will not be registered under the United States Securities Act of 1933, as amended (the “**US Securities Act**”), or any state securities laws of the United States and may not be offered or sold in the United States absent registration or an exemption from registration under the US Securities Act. The Hong Kong Offer Shares are being offered and sold outside the United States to non-U.S. Persons (as defined in Regulation S under the US Securities Act). No public offering of securities will be made by the Company in the United States.*

*Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited (the “**Hong Kong Stock Exchange**”) and Hong Kong Securities Clearing Company Limited (“**HKSCC**”) take no responsibility for the contents of this announcement, 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 announcement.*

*Potential investors of the Hong Kong Offer Shares should note that the Hong Kong Underwriters are entitled to terminate their obligations under the Hong Kong Underwriting Agreement by notice in writing to be given by the Sole Global Coordinator (acting on behalf of all the Hong Kong Underwriters) upon the occurrence of any of the events set forth under the section headed “Underwriting — Underwriting Arrangements and Expenses — Hong Kong Public Offering — Grounds for termination” in the Prospectus at any time prior to 8:00 a.m. (Hong Kong time) on the scheduled Listing Date (which is currently expected to be on Friday, February 5, 2010).*

*In connection with the Global Offering, Deutsche Bank AG, Hong Kong Branch, as stabilizing manager, and/or its affiliates and agents on behalf of the Underwriters, may over-allocate or effect transactions with a view to stabilizing or maintaining the market price of the Shares at a level higher than that which might otherwise prevail for a limited period commencing from the day on which the Shares commence trading on the Hong Kong Stock Exchange. However, there is no obligation on the stabilizing manager or any person acting for it to conduct any such stabilizing action. Such stabilization may be effected in all jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws and regulatory requirements, including the Securities and Futures (Price Stabilizing) Rules made under the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong). Such stabilization, if commenced, will be done by the stabilizing manager or any person acting for it and may be discontinued at any time, and must be brought to an end within 30 days of the last day for lodging applications under the Hong Kong Public Offering. The number of Shares being offered in the Global Offering may be increased by up to and not more than an aggregate of 90,000,000 Shares through the exercise of the Over-allotment Option granted to the International Underwriters by the Company exercisable by the Sole Global Coordinator on behalf of the International Underwriters solely to cover over-allocations (if any) in the International Offering, which option is exercisable at any time from the date of the International Underwriting Agreement until 30 days after the last day for lodging applications under the Hong Kong Public Offering. In the event that such Over-allotment Option is exercised, an announcement will be made.*



## CHINA SCE PROPERTY HOLDINGS LIMITED

中駿置業控股有限公司

*(Incorporated in the Cayman Islands with limited liability)*

### GLOBAL OFFERING

- Number of Offer Shares under the Global Offering : 600,000,000 Shares (subject to the Over-allotment Option)
- Number of International Placing Shares : 540,000,000 Shares (subject to adjustment and the Over-allotment Option)
- Number of Hong Kong Offer Shares : 60,000,000 Shares (subject to adjustment)
- Maximum Offer Price : HK\$3.30 per Offer Share, plus 1% brokerage, SFC transaction levy of 0.004% and Hong Kong Stock Exchange trading fee of 0.005% (payable in full on application in Hong Kong dollars and subject to refund)
- Nominal value : HK\$0.10 per Share
- Stock code : 1966

*Sole Global Coordinator and Sole Sponsor*

Deutsche Bank 

*Joint Bookrunners and Joint Lead Managers*

Deutsche Bank 

 建设银行  
CCB International

 MACQUARIE

Application has been made to the Listing Committee for the granting of the listing of, and permission to deal in, the Shares to be issued pursuant to the Global Offering (including any additional Shares which may be issued by the Company pursuant to the exercise of the Over-allotment Option), the Capitalization Issue and the exercise of any options that may be granted under the Share Option Scheme. Dealings in the Shares on the Hong Kong Stock Exchange are expected to commence at 9:30 a.m. on Friday, February 5, 2010. The Shares will be traded in board lots of 1,000 Shares each. Subject to the granting of the listing of, and permission to deal in, the Shares on the Hong Kong Stock Exchange as well as compliance with the stock admission requirements of HKSCC, the Shares will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS with effect from the commencement date of dealings in the Shares on the Hong Kong Stock Exchange or such other date as determined by HKSCC. Settlement of transactions between participants of the Hong Kong Stock Exchange is required to take place in CCASS on the second Business Day after any trading day. All activities under CCASS are subject to the General Rules of CCASS and CCASS Operational Procedures in effect from time to time.

The Company is initially offering 60,000,000 Hong Kong Offer Shares, representing 10% of the total number of Shares initially being offered in the Global Offering, for subscription by way of a public offer in Hong Kong at the Offer Price, along with the International Placing of initially 540,000,000 Shares (subject to adjustment and Over-allotment Option). The allocation of the Shares between the Hong Kong Public Offering and the International Placing is subject to adjustment as stated in the paragraph headed “The Hong Kong Public Offering” under the section headed “Structure of the Global Offering” in the Prospectus.

In connection with the Global Offering, we intend to grant the Over-allotment Option to the International Underwriters, exercisable by the Sole Global Coordinator on behalf of the International Underwriters. Pursuant to the Over-allotment Option, the Sole Global Coordinator will have the right, exercisable at any time from the date of the International Underwriting Agreement up to 30 days from the last day for the lodging of applications under the Hong Kong Public Offering to require us to allot and issue up to an aggregate of 90,000,000 additional Shares, representing 15% of the initial Offer Shares, at the Offer Price solely to cover over-allocations in the International Placing, if any. If the Over-allotment Option is exercised in full, the additional Shares will represent approximately 3.06% of the enlarged issued share capital of the Company following the completion of the Global Offering and the exercise of the Over-allotment Option. In the event that the Over-allotment Option is exercised, an announcement will be made.

The Offer Price is expected to be fixed by agreement between the Joint Bookrunners (on behalf of the Underwriters) and the Company on the Price Determination Date. The Price Determination Date is expected to be Saturday, January 30, 2010 and, in any event, not later than Tuesday, February 2, 2010. The Offer Price will not be more than HK\$3.30 per Share and is expected to be not less than HK\$2.60 per Share. The Offer Price is expected to fall within the Offer Price range as stated in the Prospectus unless otherwise announced, as further explained below, not later than the morning of the last day for lodging applications under the Hong Kong Public Offering. Investors applying for the Hong Kong Offer Shares must pay, on application, the maximum indicative Offer Price of HK\$3.30 for each Offer Share together with brokerage of 1%, SFC transaction levy of 0.004% and Hong Kong Stock Exchange trading fee of 0.005% on each Hong Kong Offer Share subject to refund if the Offer Price is lower than

HK\$3.30 per Share. The Joint Bookrunners, on behalf of the Underwriters, may, where considered appropriate, based on the level of interest expressed by prospective professional, institutional, corporate and other investors during the book-building process, and with the consent of the Company, reduce the number of Offer Shares being offered under the Global Offering and/or the indicative Offer Price range below that stated in the Prospectus at any time prior to the morning of the last day for lodging applications under the Hong Kong Public Offering. In such a case, the Company will, as soon as practicable following the decision to make such reduction, and in any event not later than the morning of the day which is the last day for the lodging of applications under the Hong Kong Public Offering, cause there to be published in the South China Morning Post (in English) and the Hong Kong Economic Times (in Chinese) and on the Company's website at [www.sce-re.com](http://www.sce-re.com) and the website of the Hong Kong Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) notices of the reduction in the number of Offer Shares and/or the indicative Offer Price range. Upon issue of such a notice, the number of Offer Shares and/or the revised Offer Price range will be final and conclusive and the Offer Price, if agreed upon with the Company, will be fixed within such revised Offer Price range. Such notice will also include confirmation or revision, as appropriate, of the working capital statement, the offer statistics as currently set out in "Summary" in the Prospectus, and any other financial information which may change as a result of such reduction. If applications for Hong Kong Offer Shares have been submitted, then even if the number of Offer Shares and/or the Offer Price range is so reduced, such applications cannot be subsequently withdrawn. If the Company and the Joint Bookrunners (on behalf of the Underwriters), are unable to reach agreement on the Offer Price on or before Tuesday, February 2, 2010, the Global Offering will not proceed and will lapse.

The Hong Kong Public Offering is conditional on the fulfilment of the conditions as stated in the paragraph headed "Conditions of the Hong Kong Public Offering" under the section headed "Structure of the Global Offering" in the Prospectus. If the Hong Kong Public Offering does not become unconditional, all application monies will be returned to the applicants, and in the event that the Offer Price as finally determined is less than the Offer Price of HK\$3.30 per Share initially paid on application, the appropriate portion of the application monies will be refunded, in each case without interest and on the terms set out under the paragraphs headed "Refund of Application Monies" and "Applying by Giving Electronic Application Instructions to HKSCC via CCASS" in the section headed "How to Apply for Hong Kong Offer Shares". Refund payments will also be made in respect of wholly or partially unsuccessful applications.

**Applications for the Hong Kong Offer Shares will only be considered on the basis of the terms and conditions of the Prospectus and the related Application Forms.** Applicants who wish to be allotted the Hong Kong Offer Shares in their own names should (i) complete and sign the **WHITE** Application Form; or (ii) submit applications online through the designated website of the White Form eIPO Service Provider at [www.eipo.com.hk](http://www.eipo.com.hk) under the **White Form eIPO** service. Applicants who wish to have the Hong Kong Offer Shares allotted and issued in the name of HKSCC Nominees Limited and deposited directly into CCASS for credit to their CCASS Investor Participant stock accounts or the stock accounts of their designated CCASS Participants should (i) complete and sign the **YELLOW** Application Forms, copies of which, together with the Prospectus, may be obtained during normal business hours from 9:00 a.m.

on Monday, January 25, 2010 until 12:00 noon on Thursday, January 28, 2010 at the Depository Counter of HKSCC at 2<sup>nd</sup> Floor, Vicwood Plaza, 199 Des Voeux Road Central, Hong Kong or your stockbroker, who may have such Application Forms and Prospectus available; or (ii) give **electronic application instructions** to HKSCC via CCASS.

Copies of the Prospectus, together with the **WHITE** Application Forms, may be obtained during normal business hours in the same period from:

1. any of the following addresses of the Hong Kong Underwriters:

Deutsche Bank AG, Hong Kong Branch	48th Floor, Cheung Kong Center, 2 Queen's Road, Central, Hong Kong
CCB International Capital Limited	34th Floor, Two Pacific Place, 88 Queensway, Admiralty, Hong Kong
Macquarie Capital Securities Limited	Level 18, One International Finance Centre, 1 Harbour View Street, Central, Hong Kong
CAF Securities Company Limited	13th Floor, Fairmont House, 8 Cotton Tree Drive, Central, Hong Kong
Daiwa Capital Markets Hong Kong Limited	Level 26, One Pacific Place, 88 Queensway, Hong Kong

2. or any of the following branches and/or sub-branches of:

(a) **Hang Seng Bank Limited**

	<b>Branch Name</b>	<b>Address</b>
Hong Kong Island:	Head office	83 Des Voeux Road Central
	Wanchai Branch	200 Hennessy Road
	Des Voeux Road West Branch	52 Des Voeux Road West
	Causeway Bay Branch	28 Yee Wo Street
Kowloon:	Tsimshatsui Branch	18 Carnarvon Road
	Yaumati Branch	363 Nathan Road
	Kowloon Main Branch	618 Nathan Road
	Hung Hom Branch	21 Ma Tau Wai Road
New Territories:	Shatin Branch	Shop 18 Lucky Plaza, Wang Pok Street, Shatin
	Tsuen Wan Branch	289 Sha Tsui Road, Tsuen Wan

**(b) Standard Chartered Bank (Hong Kong) Limited**

	<b>Branch Name</b>	<b>Address</b>
Hong Kong Island:	Des Voeux Road Branch	Standard Chartered Bank Building, 4-4A Des Voeux Road Central, Central
	88 Des Voeux Road Branch	88 Des Voeux Road Central, Central
	North Point Centre Branch	North Point Centre, 284 King's Road, North Point
	Aberdeen Branch	Shop 4A, G/F, Aberdeen Centre Site 5, No. 6 Nam Ning Street, Aberdeen
Kowloon:	Kwun Tong Branch	1A Yue Man Square, Kwun Tong
	Mongkok Branch	Shop B, G/F, 1/F & 2/F, 617-623 Nathan Road, Mongkok
	Tsimshatsui Branch	G/F, 10 Granville Road, Tsimshatsui
	Lok Fu Shopping Centre Branch	Shop G101, G/F, Lok Fu Shopping Centre
New Territories:	Shatin Centre Branch	Shop 32C, Level 3, Shatin Shopping Arcade, Shatin Centre, 2-16 Wang Pok Street, Shatin
	Yuen Long Branch	140 Yuen Long Main Road, Yuen Long

Both **WHITE** and **YELLOW** Application Forms completed in all respects (to which cheques or banker's cashier orders, payable to "Hang Seng (Nominee) Limited — China SCE Public Offer", should be securely stapled) should be deposited in the special collection boxes provided at any of the branches and sub-branches of Hang Seng Bank Limited and Standard Chartered Bank (Hong Kong) Limited referred to above at the following times on the following dates:

**Monday, January 25, 2010 — 9:00 a.m. to 5:00 p.m.**  
**Tuesday, January 26, 2010 — 9:00 a.m. to 5:00 p.m.**  
**Wednesday, January 27, 2010 — 9:00 a.m. to 5:00 p.m.**  
**Thursday, January 28, 2010 — 9:00 a.m. to 12:00 noon**

Applicants applying by **White Form eIPO** may submit application to the White Form eIPO Service Provider through the designated website [www.eipo.com.hk](http://www.eipo.com.hk) from 9:00 a.m. on Monday, January 25, 2010 until 11:30 a.m. on Thursday, January 28, 2010 or such later time as described in the section headed "How to Apply the Hong Kong Offer Shares — Effect of Bad Weather on the Opening of the Application Lists" in the Prospectus (24 hours daily, except on the last application day). The latest time for completing full payment of application monies in respect of such applications will be 12:00 noon on Thursday, January 28, 2010, the last application day. Applicants will not be permitted to submit applications to the White Form eIPO Service Provider after 11:30 a.m. on the last day for submitting applications. If you have already submitted your application and obtained a payment reference number from the website prior to 11:30 a.m., you will be permitted to continue the application process (by completing payment of application monies) until 12:00 noon on the last day for submitting applications, when the application lists close.

Investors can apply for Hong Kong Offer Shares by giving **electronic application instructions** to HKSCC as follows:

- 1 CCASS Investor Participants can give **electronic application instructions** to HKSCC through the CCASS Phone System by calling 2979 7888 or through the CCASS Internet System (<https://ip.ccass.com>) (using the procedures contained in HKSCC's "An Operating Guide for Investor Participants" in effect from time to time). HKSCC can also input electronic application instructions on behalf of CCASS Investor Participants if they go to the Customer Service Centre of HKSCC at 2<sup>nd</sup> Floor, Vicwood Plaza, 199 Des Voeux Road Central, Hong Kong and complete an input request form. Prospectuses are also available for collection at the Customer Service Centre of HKSCC; and
- 2 those who are not CCASS Investor Participants can instruct their brokers or custodians who are CCASS Clearing Participants or CCASS Custodian Participants to give **electronic application instructions** to HKSCC via CCASS terminals to apply for Hong Kong Offer Shares on their behalf.

CCASS Clearing/Custodian Participants can input **electronic application instructions** at the following times on the following dates:

**Monday, January 25, 2010 — 9:00 a.m. to 8:30 p.m.<sup>(1)</sup>**  
**Tuesday, January 26, 2010 — 8:00 a.m. to 8:30 p.m.<sup>(1)</sup>**  
**Wednesday, January 27, 2010 — 8:00 a.m. to 8:30 p.m.<sup>(1)</sup>**  
**Thursday, January 28, 2010 — 8:00 a.m.<sup>(1)</sup> to 12:00 noon**

<sup>1</sup> These times are subject to change as HKSCC may determine from time to time with prior notification to CCASS Clearing/Custodian Participants.

CCASS Investor Participants can input **electronic application instructions** from 9:00 a.m. on Monday, January 25, 2010 until 12:00 noon on Thursday, January 28, 2010 (24 hours daily, except the last application day).

Subject to the terms and conditions set out in the Prospectus and the Application Forms relating thereto, applications must be received no later than 12:00 noon on Thursday, January 28, 2010 (or if the application lists are not open on that day, then by 12:00 noon on the next day the lists are open). Please see the section entitled “How to Apply for Hong Kong Offer Shares” in the Prospectus for further details. No receipt will be issued for application monies.

The application lists will open from 11:45 a.m. to 12:00 noon on Thursday, January 28, 2010 (or such later date as may apply in case of a tropical cyclone warning signal number 8 or above or a “black” rainstorm warning signal being in force as described in the section headed “How to Apply for Hong Kong Offer Shares — Effect of Bad Weather on the Opening of the Application Lists” in the Prospectus).

**It should be noted that multiple or suspected multiple applications and any application for more than 50% of the 60,000,000 Shares initially included in the Hong Kong Public Offering (that is, 30,000,000 Shares) will be rejected.** Each applicant under the Hong Kong Public Offering will also be required to give an undertaking and confirmation in the Application Form submitted by him that he and any person(s) for whose benefit he is making the application have not applied for or taken up or indicated an interest in and will not apply for or take up, or indicate an interest in, and have not received or been placed or allocated (including conditionally and/or provisionally), any International Placing Shares under the International Placing, nor otherwise participate in the International Placing, and such applicant’s application will be rejected if the said undertaking and/or confirmation is breached and/or untrue (as the case may be).

The total number of the Shares available under the Hong Kong Public Offering (after taking into account any reallocation of the Offer Shares between the Hong Kong Public Offering and the International Placing) is to be divided into two pools for allocation purposes: 30,000,000 Hong Kong Offer Shares in pool A and 30,000,000 Hong Kong Offer Shares in pool B. The Hong Kong Offer Shares in pool A will be allocated on an equitable basis to successful applicants who have applied for the Hong Kong Offer Shares with an aggregate subscription price of HK\$5 million (excluding the brokerage, the SFC transaction levy and the Hong Kong Stock Exchange trading fee payable thereon) or less. The Hong Kong Offer Shares in pool B will be allocated on an equitable basis to successful applicants who have applied for the Hong



Kong Offer Shares with an aggregate subscription price of more than HK\$5 million (excluding the brokerage, the SFC transaction levy and the Hong Kong Stock Exchange trading fee payable thereon) and up to the total value of pool B. Investors should be aware that applications in pool A and applications in pool B may receive different allocation ratios. Where either of the pools is undersubscribed, the surplus Hong Kong Offer Shares will be transferred to satisfy demand in the other pool and be allocated accordingly. For the purpose of this paragraph only, the “subscription price” for the Shares means the price payable on application therefor (without regard to the Offer Price as finally determined). Applicants can only receive an allocation of the Shares from either pool A or pool B but not from both pools.

It is expected that the Offer Price, the level of indication of interest in the International Placing, the results of applications and the basis of allotment of Hong Kong Offer Shares will be published on Thursday, February 4, 2010 in the South China Morning Post (in English) and the Hong Kong Economic Times (in Chinese) and on the website of the Hong Kong Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) and the website of the Company at [www.sce-re.com](http://www.sce-re.com).

Results of allocations for the Hong Kong Public Offering, including the Hong Kong identity card numbers, passport numbers or Hong Kong business registration numbers of successful applicants (where supplied) and the number of Hong Kong Offer Shares successfully applied for under **WHITE** and **YELLOW** Application Forms, by **White Form eIPO** and by giving **electronic application instructions** to HKSCC via CCASS, will be made available at the times and dates and in the manner specified below:

- Results of allocations for the Hong Kong Public Offering can be found in the announcement of the Company to be posted on the website of the Company at [www.sce-re.com](http://www.sce-re.com) and the website of the Hong Kong Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) by no later than 9:00 a.m. on Thursday, February 4, 2010;
- Results of allocations for the Hong Kong Public Offering will be available from the Company’s designated results of allocations website at [www.iporeresults.com.hk](http://www.iporeresults.com.hk) on a 24-hour basis from 8:00 a.m. on Thursday, February 4, 2010 to 12:00 midnight on Wednesday, February 10, 2010. The user will be required to key in the Hong Kong identity card/passport/Hong Kong business registration number provided in his/her/its application to search for his/her/its own allocation result;
- Results of allocations will be available from the Hong Kong Public Offering allocation results telephone enquiry line. Applicants may find out whether or not their applications have been successful and the number of Hong Kong Offer Shares allocated to them, if any, by calling 2862 8669 between 9:00 a.m. and 10:00 p.m. from Thursday, February 4, 2010 to Sunday, February 7, 2010; and
- Special allocation results booklets setting out the results of allocations will be available for inspection during opening hours of individual branches and sub-branches from Thursday, February 4, 2010 to Saturday, February 6, 2010 at all the receiving bank branches and sub-branches at the addresses set out in the section headed “How to Apply for Hong Kong Offer Shares — Applying by using an Application Form — Where to Collect the Application Forms” in the Prospectus.

Refund cheques for surplus application monies (if any) under **WHITE** or **YELLOW** Application Forms and Share certificates for successful applicants under **WHITE** Application Forms and **White Form eIPO** will be posted and/or available for collection (as the case may be) on Thursday, February 4, 2010. Refund monies for applicants applying by giving **electronic application instructions** to HKSCC will be credited to the designated bank accounts of the relevant CCASS Investor Participants or the designated bank account of your broker or custodian on Thursday, February 4, 2010.

Applicants on **White Form eIPO** or **WHITE** Application Forms for 1,000,000 Hong Kong Offer Shares or more who have indicated in their **WHITE** Application Forms that they wish to collect Share certificates (where applicable) personally, may collect Share certificates (where applicable) from the Company's Hong Kong Share Registrar, Computershare Hong Kong Investor Services Limited at Shops 1712—1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong from 9:00 a.m. to 1:00 p.m. on Thursday, February 4, 2010 or any other date notified by the Company in the newspapers as the date of dispatch/collection of Share certificates/e-Refund payment instructions/refund cheques. Applicants being individuals who opt for personal collection cannot authorise any other person to make collection on their behalf. Corporations applicants which opt for personal collection must attend by their authorized representatives bearing letters of authorization from their corporations stamped with the corporations' chop. Both individuals and authorized representatives (if applicable) must produce, at the time of collection, evidence of identity acceptable to the Company's Hong Kong Share Registrar. Uncollected Share certificates (where applicable) will be dispatched by ordinary post to the addresses specified in the relevant **WHITE** Application Forms or **White Form eIPO** application at the applicants' own risk.

In relation to applicants on **WHITE** Application Forms or **White Form eIPO** for 1,000,000 Hong Kong Offer Shares or more who have not indicated on their Application Forms for personal collection and applicants for less than 1,000,000 Hong Kong Offer Shares, their Share certificates (where applicable) will be sent to the addresses on the **WHITE** Application Forms or **White Form eIPO** application on Thursday, February 4, 2010 by ordinary post at the applicants' own risk.

For applicants who apply through **White Form eIPO** service and paid the application monies from a single bank account, refund monies (if any) will be dispatched to their application payment bank account in the form of e-Refund payment instructions on or around Thursday, February 4, 2010. Applicants who apply through **White Form eIPO** service and paid the application monies from multiple bank accounts, refund monies (if any) will be dispatched to the address as specified on their **White Form eIPO** application in the form of refund cheque(s), by ordinary post at their own risk on or around Thursday, February 4, 2010.

If you are applying using a **YELLOW** Application Form or by giving **electronic application instructions** to HKSCC and your application is wholly or partially successful, your Share certificate will be issued in the name of HKSCC Nominees Limited and deposited into CCASS for credit to your CCASS Investor Participant stock account or the stock account of any designated CCASS Participant giving **electronic application instructions** on your behalf or as instructed by you in your **YELLOW** Application Form at the close of business on Thursday, February 4, 2010 or under contingent situations, on any other date as shall be determined by HKSCC or HKSCC Nominees Limited. If you are applying through a designated CCASS Participant (other than a CCASS Investor Participant), you can check the number of Hong Kong Offer Shares allocated to you (and the amount of refund money payable to you if you have instructed a CCASS Clearing/Custodian Participant to give **electronic application instructions** on your behalf) with that CCASS Participant. If you are applying as a CCASS Investor Participant, you should check the announcement published by the Company on

Thursday, February 4, 2010 (for CCASS Investor Participants applying by giving **electronic application instructions** to HKSCC, they can also check the application results via the CCASS Phone System and CCASS Internet System) and report any discrepancies to HKSCC before 5:00 p.m. on Thursday, February 4, 2010 or such other date as shall be determined by HKSCC or HKSCC Nominees Limited. Immediately after the credit of the Hong Kong Offer Shares to your account, you can also check your new account balance via the CCASS Phone System and CCASS Internet System (using the procedures contained in HKSCC's "An Operating Guide for Investor Participants" in effect from time to time). HKSCC will also make available to you an activity statement showing the number of Hong Kong Offer Shares credited to your CCASS Investor Participant stock account and (if you are applying by giving **electronic application instructions** to HKSCC) the amount of refund money (if any) credited to your designated bank account.

Applicants who apply for 1,000,000 Hong Kong Offer Shares or more on **WHITE** or **YELLOW** Application Form and have indicated in their application their intention to collect their refund cheque(s) (where applicable) from the Company's Hong Kong Share Registrar, Computershare Hong Kong Investor Services Limited in person, the procedure for collection of refund cheques is the same as that for collection of Share certificates by **WHITE** Application Form applicants who apply for 1,000,000 Hong Kong Offer Shares or more and have indicated in their application that they wish to collect Share certificates personally.

For applicants who apply for (i) less than 1,000,000 Hong Kong Offer Shares using a **WHITE** or **YELLOW** Application Form or (ii) 1,000,000 Hong Kong Offer Shares or more but have not indicated in their application that they will collect their refund cheque(s) (where applicable) in person, it is expected that their refund cheque(s) (where applicable) will be sent to the address in their application on Thursday, February 4, 2010, by ordinary post and at their own risk.

Share certificates will only become valid certificates of title at 8:00 a.m. on Friday, February 5, 2010 provided that the Global Offering has become unconditional in all respects and the right of termination described in the section headed "Underwriting — Underwriting Arrangements and Expenses — Hong Kong Public Offering — Grounds for Termination" in the Prospectus has not been exercised.

Dealings in the Shares on the Hong Kong Stock Exchange are expected to commence at 9:30 a.m. on Friday, February 5, 2010. The Shares will be traded in board lots of 1,000 Shares each.

**Prior to the issue of the Prospectus, there has been press and media coverage regarding us and the Global Offering. We do not accept any responsibility for the accuracy or completeness of such information and investors should be aware that such information is not sourced from or authorized by the Company. Investors are cautioned that, in making a decision as to whether to apply for Hong Kong Offer Shares, they should only rely on the information included in the Prospectus and the Application Forms.**

By order of the Board  
**Wong Chiu Yeung**  
Chairman

Hong Kong, January 25, 2010

*As at the date of this announcement, the executive Directors of the Company are Mr. Wong Chiu Yeung, Mr. Chen Yuanlai, Mr. Cheng Hiu Lok and Mr. Li Wei, the non-executive Director of the Company is Mr. Fung Ka Pun and the independent non-executive Directors are Mr. Ting Leung Huel Stephen, Mr. Lu Hong Te and Mr. Dai Yiyi.*