

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.



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 : 600,000,000 Shares (subject to the
Global Offering Over-allotment Option)
- Number of International Placing : 540,000,000 Shares (subject to the
Shares Over-allotment Option)
- Number of Hong Kong Offer Shares : 60,000,000 Shares
- Offer Price : HK\$2.60 per Offer Share, plus 1%
brokerage, SFC transaction levy of
0.004% and Hong Kong Stock
Exchange trading fee of 0.005%
- 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

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