

*This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities. Potential investors should read the prospectus dated 12 July 2011 (the "Prospectus") issued by Sino Harbour Property Group Limited (the "Company") for detailed information about the Public Offer and the Placing described below before deciding whether or not to invest in the Offer Shares offered under the Share Offer.*

*Unless otherwise defined herein, terms used in this announcement shall have the same meanings as those defined in the Prospectus.*

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**漢港地產集團**  
SINO HARBOUR PROPERTY GROUP

## **SINO HARBOUR PROPERTY GROUP LIMITED**

**漢港房地產集團有限公司**

*(incorporated in Bermuda with limited liability)*

### **LISTING ON THE MAIN BOARD OF THE STOCK EXCHANGE OF HONG KONG LIMITED BY WAY OF PLACING AND PUBLIC OFFER**

<b>Number of Offer Shares</b>	<b>:</b>	<b>300,000,000 Shares (subject to adjustment and the Over-allotment Option)</b>
<b>Number of Placing Shares</b>	<b>:</b>	<b>270,000,000 Shares (subject to reallocation and the Over-allotment Option)</b>
<b>Number of Public Offer Shares</b>	<b>:</b>	<b>30,000,000 Shares (subject to reallocation)</b>
<b>Offer Price</b>	<b>:</b>	<b>Not more than HK\$1.68 per Offer Share and expected to be not less than HK\$1.10 per Offer Share (payable in full on application plus brokerage of 1%, SFC transaction levy of 0.003% and Stock Exchange trading fee of 0.005% and subject to refund)</b>
<b>Nominal value</b>	<b>:</b>	<b>HK\$0.01 each</b>
<b>Stock code</b>	<b>:</b>	<b>1663</b>

#### **Sponsor**



#### **Sole Bookrunner**



#### **Joint Lead Managers**



Application has been made by the Company to the Listing Committee of the Stock Exchange for the grant of the approval for the listing of, and permission to deal in, the Shares in issue and to be issued (including the Offer Shares, any Shares which may be issued pursuant to the Capitalisation Issue and any Shares which may fall to be issued upon the exercise of the Over-allotment Option) and any additional Shares up to 10% of the issued share capital of the Company as at the Listing Date which may fall to be issued pursuant to the exercise of the options which may be granted under the Share Option Scheme as described in the Prospectus.

The Company is initially offering 300,000,000 Shares (subject to adjustment and the Over-allotment Option) under the Share Offer, which consists of 30,000,000 Public Offer Shares (subject to reallocation) and 270,000,000 Placing Shares (subject to reallocation and the Over-allotment Option), representing 10% and 90% of the total number of the Offer Shares initially being offered under the Share Offer respectively. In connection with the Share Offer, the Company is expected to grant the Over-allotment Option to Kingsway Financial to require the Company to issue up to 45,000,000 additional Shares, representing 15% of the number of Shares initially available under the Share Offer. In the event that the Over-allotment Option is exercised, an announcement will be made by the Company.

Applications for the Public Offer Shares will only be considered on the basis of the terms and conditions of the Prospectus and the related Application Forms. Applicants who would like to be allotted the Public Offer Shares in their own names should complete and sign the **WHITE** Application Forms or by submitting application to the HK eIPO White Form Service Provider under the **HK eIPO White Form** service ([www.hkeipo.hk](http://www.hkeipo.hk)). Applicants who would like to have the allotted Public Offer Shares issued in the name of HKSCC Nominees 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 Form; 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 from 9:00 a.m. on Tuesday, 12 July 2011 until 12:00 noon on Friday, 15 July 2011 from the following locations:

- Kingsway Financial Services Group Limited of 5th Floor, Hutchison House, 10 Harcourt Road, Central, Hong Kong;
- OSK Securities Hong Kong Limited of 12th Floor, World-Wide House, 19 Des Voeux Road Central, Hong Kong; or

- any of the following branches of Bank of Communications Co., Ltd. Hong Kong Branch:

	<b>Branch Name</b>	<b>Address</b>
<b>Hong Kong Island</b>	Hong Kong Branch	20 Pedder Street, Central
	King's Road Sub-Branch	67-71 King's Road
	Taikoo Shing Sub-Branch	Shop 38, G/F, City Plaza 2, 18 Taikoo Shing Road
	Hennessy Road Sub-Branch	G/F, Bank of Communications Building, 368 Hennessy Road
<b>Kowloon</b>	Cheung Sha Wan Plaza Sub-Branch	Unit G04, Cheung Sha Wan Plaza, 833 Cheung Sha Wan Road
	Hunghom Sub-Branch	Room A6, G/F, Wing Kwai Building, 1-3 Tak Man Street, Whampoa Estate
	Tsimshatsui Sub-Branch	Shop 1-3, G/F, 22-28 Mody Road
<b>New Territories</b>	Tuen Mun Sub-Branch	Shop 7-8, G/F, Castle Peak Lin Won Building, 2-4 Yan Ching Street
	Ma On Shan Sub-Branch	Shop Nos. 3038A & 3054-56, Level 3, Sunshine City Plaza
	Tiu Keng Leng Sub-Branch	Unit L2-064 & 065, Metro Town Shopping Mall, 8 King Ling Road

Copies of the Prospectus, together with the **YELLOW** Application Forms, may be obtained during normal business hours from 9:00 a.m. on Tuesday, 12 July 2011 until 12:00 noon on Friday, 15 July 2011 at the Depository Counter of HKSCC at 2nd Floor, Infinitus Plaza, 199 Des Voeux Road Central, Hong Kong or your stockbroker who may have such Application Forms and Prospectus available.

Applicants applying by **HK eIPO White Form** service may submit application to the HK eIPO White Form Service Provider through the designated website at [www.hkeipo.hk](http://www.hkeipo.hk) from 9:00 a.m. on Tuesday, 12 July 2011 until 11:30 a.m. on Friday, 15 July 2011 or such later time as described under the section headed “How to apply for the Public Offer Shares” of the Prospectus.

CCASS Participants can input electronic application instructions from 9:00 a.m. on Tuesday, 12 July 2011 until 12:00 noon on Friday, 15 July 2011.

Please refer to the sections headed “Structure of the Share Offer” and “How to apply for the Public Offer Shares” of the Prospectus for details of the conditions and procedures of the Public Offer.

## **PUBLICATION OF RESULTS**

The Company expects to announce the final Offer Price, the level of indications of interest in the Placing, the basis of allocation and the level of applications for the Public Offer Shares on Thursday, 21 July 2011 in *The Standard* (in English) and *Sing Pao* (in Chinese) and on the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) and the website of our Company at [www.sinoharbour.com.hk](http://www.sinoharbour.com.hk).

Results of allocation and the Hong Kong identity card/passport/Hong Kong business registration numbers of successful applicants under the Public Offer will be available in the manner as specified in the paragraph headed “Publication of results” under the section headed “How to apply for the Public Offer Shares” of the Prospectus.

Dealings in the Shares on the Stock Exchange are expected to commence at 9:00 a.m. on Friday, 22 July 2011. The Shares will be traded in board lots of 2,000 Shares each. The stock code of the Company is 1663.

On behalf of the Board  
**Sino Harbour Property Group Limited**  
**Chan Heung Ling**  
*Chairlady*

Hong Kong, 12 July 2011

*As at the date of this announcement, the Board comprises Ms. Chan Heung Ling as non-executive director and the chairlady, Mr. Shi Feng and Mr. Wong Lui as executive directors, and Mr. Xie Gang, Mr. Lee Man To and Ms. Zhang Juan as independent non-executive directors.*

*Please also refer to the published version of this announcement in *The Standard*.*