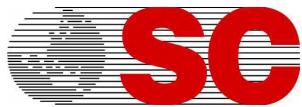


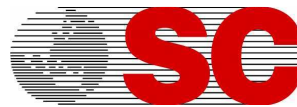
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SOUTH CHINA (CHINA) LIMITED
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 413)

**Major and Connected Transactions
in relation to the proposed**

- (1) Acquisition of
40% of the issued share capital of
Elite Empire Investments Limited**
- (2) Provision of Guarantee
and**
- (3) Grant of Call Option**



SOUTH CHINA LAND LIMITED
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 8155)

**Major and Connected Transactions
in relation to the proposed**

- (1) Sale of
40% of the issued share capital of
Elite Empire Investments Limited**
- (2) Provision of Counter Guarantee;
and**
- (3) Grant of Put Option**

**JOINT ANNOUNCEMENT
COMPLETION OF THE TRANSACTIONS**

Unless otherwise defined herein, capitalized terms used in this announcement shall have the same meanings as those defined in the circulars of South China (China) Limited (“SCC”) and South China Land Limited (“SCL”), both dated 19 March 2014, regarding, among others, the acquisition of 40% share capital of Elite Empire Investments Limited from Crystal Hub Limited, a direct wholly-owned subsidiary of SCL, by Perennial Success Limited, an indirect wholly-owned subsidiary of SCC, and other relevant transactions (the “Circulars”).

Reference is made to the Circulars and the announcements of the poll results of the SCC EGM and SCL EGM, both held on 10 April 2014, of respective companies dated 10 April 2014. SCC and SCL are pleased to announce that the Completion took place on the day immediately after the said extraordinary general meetings.

On behalf of the Board of
South China (China) Limited
Cheung Choi Ngor
Executive Director

On behalf of the Board of
South China Land Limited
Cheung Choi Ngor
Executive Director

Hong Kong, 17 April 2014

As at the date of this announcement, the SCC Directors are (1) Mr. Ng Hung Sang, Ms. Cheung Choi Ngor, Mr. Richard Howard Gorges, Mr. Ng Yuk Fung Peter and Mr. Law Albert Yu Kwan as executive directors; (2) Ms. Ng Yuk Mui Jessica as non-executive director; and (3), Mr. Chiu Sin Chun, Mrs. Tse Wong Siu Yin Elizabeth, Ms. Li Yuen Yu Alice, Mr. Yip Dicky Peter, J.P., Dr. Leung Tony Ka Tung and Mr. Lau Lai Chiu Patrick as independent non-executive directors.

As at the date of this announcement, the SCL Directors are (1) Mr. Ng Hung Sang, Mr. Ko Pak Yau William, Mr. Ng Yuk Yeung Paul, Mr. Richard Howard Gorges, Ms. Cheung Choi Ngor, Mr. Ng Yuk Fung Peter and Mr. Law Albert Yu Kwan as executive directors; (2) Ms. Ng Yuk Mui Jessica as non-executive director; and (3) Ms. Pong Scarlett Oi Lan, J.P., Dr. Leung Tony Ka Tung, Mr. Lau Lai Chiu Patrick and Ms. Chan Mei Bo Mabel as independent non-executive directors.

This announcement, for which the SCL Directors collectively and individually accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to SCL. The SCL Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the “Latest Company Announcements” page of the GEM website at www.hkgem.com for at least seven days from the date of its publication and on the website of SCL at www.scland.co.