

## Fifth Anniversary of Listing

Shanghai Real Estate Limited and its subsidiaries (the “Group”) is an integrated real estate developer specializing in property and land development.

Established in 1993, the Group has made rapid progress in the post decade through various stages: from large-scale housing estates to international villas, from international villas to luxury houses, from residential projects to commercial projects, from real estate business to town development. The five sectors of large-scale housing estates, international villas, luxury houses, commercial projects and town development constitute the full map of the real estate business in Shanghai. The Group completed the registration of two trademarks with State Administration for Industry and Commerce Trademark Bureau in 1998 for two trademarks for the brandname “Oasis Garden”, which was appraised the “Recognised Real Estate Brand in Shanghai” by government agencies like Shanghai Administration for Industry and Commerce in 2002.

The shares of the Group were listed on Hong Kong Exchange and Clearing Limited (the “SEHK”) on 10 December 1999.

2004 marks the fifth anniversary of the Group’s listing on the Stock Exchange, and this section is specially prepared to celebrate this milestone event.

### [1993]

- Establishment of the Group. Invested in and developed the Shanghai Universal Mansion.

### [1994]

- Cooperated with Shanghai Fashion Limited to invest in the redevelopment of Shanghai Jianguo Business Centre.

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### [1996]

- Incorporated Shanghai Trans-Ocean Xindong Properties Development Limited (上海遠洋信東置業發展有限公司) for development of City Oasis Garden.

### [1997]

- Incorporated Shanghai Jiajing Properties Limited (上海佳境置業有限公司) for development of Redbud Oasis Garden (綠洲紫荊花園).
- Incorporated Trans Ocean (Shanghai) Real Estate & Construction Co., Ltd for development of “Beverly Oasis Garden”.

### [1998]

- registered two trademarks with State Administration for Industry and Commerce Trademark Bureau in 1998 for for the “Oasis Garden” brandname.

### [1999]

- Incorporated Hanxiang (Shanghai) Properties Development Limited (瀚翔(上海)置展有限公司) for development of Long Island Oasis Garden.
- Incorporated Shanghai Trans-Ocean Housing Technology Co., Ltd. for business of residential district broadband network construction.
- Listed on the main board of Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 10 December, Stock code: HK 1207.
- The City Oasis Garden developed by the Group was awarded Shanghai White Yulan Award.
- The Redbud Oasis Garden (綠洲紫荊花園) developed by the Group was awarded “Shanghai Residence Greening Award”.

### [2000]

- The City Oasis Garden developed by the Group was awarded “Quality Structure Award” and “Quality Engineering Award” in the Putuo Cup competition.
- The Long Island Oasis Garden developed by the Group was awarded “Shanghai White Yulan Award” and “National Award for Human Residence Classic Scheme”.

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### [2001]

- President of China Jiang Zemin visited the China Telecom broadband network in Celebrities Garden (名人花園) in Pudong, Shanghai.
- Beverly Oasis Garden developed by the Group was awarded the “Golden Award” in the Second Competition of Excellent Environment of Residential Projects in Shanghai.
- Long Island Oasis Garden developed by the Group was awarded the “Integrated Golden Award” in the Second Competition of Excellent Residential Projects in Shanghai.

### [2002]

- Incorporated Shanghai Anderson Fuxing Land Co., Ltd. for development of Rich-Gate Oasis Garden.
- Incorporated Shanghai Hangtuo Govern Real Estate Co., Ltd. for development of Thousand Island Oasis Garden.
- Incorporated Shanghai Jinwu Real Estate Co., Ltd. for development of “Central-Ring Center”
- Incorporated Shanghai Gold Luodian Real Estate Co., Ltd. to conduct the land leveling project in the 6.8 square kilometers in Luodian Xinzhen, one of the 9 towns affiliated to Shanghai, indicating the Group began to conduct new town development.
- Acquired a controlling interest in Shanghai Zhufu Real Estate DEV. CO., Ltd. for development of Jiang Nan Oasis Garden.
- Incorporated Shanghai Skyway Oasis Garden Hotel & Condominium Co., Ltd. for development of Skyway Oasis Garden.
- The “Oasis Garden” brandname was appraised the “Recognised Real Estate Brand in Shanghai” by government agencies like Shanghai Administration for Industry and Commerce.

### [2003]

- Shanghai Real Estate Limited was listed one of the Top-50 real estate developers in Shanghai by Association of Real Estate Management of Shanghai.
- Jiangnan Oasis Garden Phase I and Thousand Island Oasis Garden Phase I were put to the market.
- An open tender was made for the land development of Luodian North Europe Town project.
- Jiangnan Oasis Garden developed by the Group was appraised the model of classic villa communities in Shanghai.
- Central-Ring Center developed by the Group was awarded the “Integrated Golden Award” in the competition of residential projects with excellent environment design in China.

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### [2004]

- President of China Hu Jingtao visited the intelligent residence project of Celebrities Garden (名人花園) in Pudong, Shanghai.
- The core scenic area of Luodian North Europe Town was opened to the public and appraised a "Famous Small Town in China".
- Sales of Long Island Oasis Garden Phase III, Cedar Oasis Garden (綠洲香島花園), Skyway Oasis Garden, Rich-Gate Oasis Garden and Lakefront Oasis Garden (綠洲湖畔花園) commenced.
- Invested in Shanghai Shuo Cheng Real Estate Co., Ltd. for the joint development of "Yabinli Oasis Garden (綠洲雅賓利花園)".
- In CIHAF 2004, Shanghai Real Estate Limited was appraised the "Chinese Real Estate Enterprise with Good Brand"; Luodian North Europe Town was awarded "Award for Special Contribution to Town Development in China"; Skyway Oasis Garden won the title of the "Famous Real Estate Project in China"; Thousand Island Oasis Garden was named the "Excellent Villa" in Shanghai; Cedar Oasis Garden (綠洲香島花園) was awarded the "Excellent Community" in Shanghai.

