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五礦建設有限公司*

MINMETALS LAND LIMITED

(Incorporated in Bermuda with limited liability)
(Stock Code: 230)

CONNECTED TRANSACTION

Appointment of a connected person as main contractor
for a certain part of a real estate development project of the Group
in Changsha City, Hunan Province, the PRC

AND

CONTINUING CONNECTED TRANSACTION

Appointment by the Group of a connected person
as construction contractor subject to successful tender

The Company announces that on 10 September 2008, the Company, acting as developer through a 51% indirectly owned subsidiary, and Ershisanye, acting as main contractor, entered into the Main Contract in respect of a certain part of phase I of the Group's LOHAS Project in Changsha City, Hunan Province, the PRC. In addition, on 10 September 2008, the Company and Ershisanye entered into the Conditional Construction Contracting Agreement pursuant to which the Group may, for a term of not more than three financial years ending 31 December 2010, engage Ershisanye Group as a construction contractor of any real estate development projects of the Group in the PRC, upon successful tender for the construction contract.

Since Ershisanye is a subsidiary of China Minmetals and a fellow subsidiary of June Glory (the controlling shareholder of the Company and an indirect wholly-owned subsidiary of China Minmetals), Ershisanye is a connected person of the Company. Based on the applicable size tests performed with respect to the total contract sum of the Main Contract, each of the relevant ratio under Rule 14A.10 of the Listing Rules exceeds 2.5% and the consideration is over HK\$10,000,000. Accordingly, Transaction A constitutes a connected transaction for the Company under Rule 14A.13(1)(a). As regards Transaction B, since each of the applicable percentage ratios as defined in Rule 14A.10 of the Listing Rules, calculated with reference to the Annual Cap Amounts for the financial years ending 31 December 2008, 2009 and 2010, exceeds 2.5%, Transaction B constitutes a continuing connected transaction for the Company under Rule 14A.13(1)(a). Under the Listing Rules, each of Transaction A and Transaction B is subject to the reporting and announcement requirements under Chapter 14A of the

Listing Rules and also the approval of the Independent Shareholders in the SGM by poll. June Glory (which held approximately 67.93% of the issued share capital of the Company as at the date of this announcement) and its associates will abstain from voting in the SGM.

The Independent Board Committee, comprising Mr. Lam Chun, Daniel, Mr. Selwyn Mar and Ms. Tam Wai Chu, Maria, being all of the independent non-executive Directors of the Company, has been formed by the Board to advise the Independent Shareholders in respect of Transaction A and Transaction B. An independent financial adviser will be appointed to advise the Independent Board Committee and the Independent Shareholders with respect to the subject transactions.

A circular containing information regarding, amongst other matters, the Main Contract, the Conditional Construction Contracting Agreement, the recommendations of the Independent Board Committee to the Independent Shareholders, the advice of the independent financial adviser in connection with Transaction A and Transaction B and the notice of the SGM will be despatched to Shareholders as soon as practicable.

The Company announces that on 10 September 2008, the Company, acting as developer through a 51% indirectly owned subsidiary, and Ershisanye, acting as main contractor, entered into the Main Contract in respect of a certain part of phase I of the Group's LOHAS Project in Changsha City, Hunan Province, the PRC. In addition, on 10 September 2008, the Company and Ershisanye entered into the Conditional Construction Contracting Agreement pursuant to which the Group may, for a term of not more than three financial years ending 31 December 2010, engage Ershisanye Group as a construction contractor of any real estate development projects of the Group in the PRC, upon successful tender for the construction contract.

1. INFORMATION ON ERSHISANYE

Established in 1953, Ershisanye and its subsidiaries are principally engaged in mining development and operations, construction engineering, and real estate development. Since 2001, it has been assigned under the administration of Hunan Province, the PRC, and became one of the 20 large-sized enterprises supported by the Hunan Provincial Government. In 2006, Ershisanye became a subsidiary of China Minmetals. Ershisanye is classified as main contractor Class I in various aspects including, without limitation, the Building Construction Main Contractor Class I (房屋建設工程施工總承包一級) by the relevant government authorities in the PRC. According to Ershisanye, it has completed over 50 construction projects in the past few years.

2. CONNECTED TRANSACTION

Appointment of Ershisanye as main contractor for the multi-storey building zone of phase I of the LOHAS Project

The LOHAS Project is a real estate development project of the Group as referred to in the Company's announcement and circular to Shareholders dated 30 May 2007 and 5 July 2007 respectively regarding the formation of a joint venture company (the "Project Company") with JS and JSS for the project. JS is a wholly-owned subsidiary of Ershisanye and JSS is a wholly-owned subsidiary of JS. The Project

Company, which undertakes to develop the LOHAS Project, is owned as to 51% indirectly by the Company and 49% by JS (after JSS transferred its equity interest in the Project Company to JS in early 2008).

As regards the progress of the LOHAS Project, demolition and relocation works for the relevant land had been substantially completed, the preliminary design has been approved by the relevant government authorities and the infrastructure construction works had commenced for part I of phase I of the project. The LOHAS Project has progressed to a point allowing construction works to commence for part I of phase I of the project, which comprises two sections; namely, the multi-storey building zone and the villa zone.

Pursuant to the prevailing rules and regulations of the PRC, particularly the Regulations on Construction Tenders and Tender Evaluation Activities in respect of Building and Municipal Infrastructure Construction of Hunan Province (湖南省房屋建築和市政基礎設施工程招標評標活動管理規定), any construction contracts relating to the LOHAS Project will be awarded through a regulated tender process governed by relevant measures and regulations, and a tender evaluation committee (評標委員會) will be established to (i) review the qualifications of tenderers, (ii) evaluate tenders, and (iii) recommend the successful tenderer, in a disciplined manner. The Project Company has entrusted a qualified tender agent (the “**Tender Agent**”) in the PRC to handle the tender process, especially in relation to the compliance with the relevant rules and regulations, regarding the contract award for the respective main contracts for the multi-storey building zone and the villa zone of phase I of the project.

In June 2008, the Project Company invited tender for the main contract for the villa zone of phase I of the LOHAS Project. Although Ershisanye had submitted a bid, it was not successful in the award of the said contract.

In June 2008, the Project Company invited tender for the Main Contract for the multi-storey building zone of phase I of the LOHAS Project and tenders were received from three construction companies, including Ershisanye, one of its associates and one Independent Third Party. The Tender Evaluation Committee established by the Tender Agent comprised five members, of which, one had been assigned by the Project Company and the other four had been randomly selected from the list of qualified experts for tender evaluation as approved by the relevant government authorities of the PRC. The Directors, to the best of their knowledge, information and belief and having made all reasonable enquiries, confirm that members of the Tender Evaluation Committee (except the one assigned by the Project Company), the Tender Agent and the remaining tenderer of the Main Contract (besides Ershisanye and an associate of it) are Independent Third Parties.

The three tenders received for the Main Contract were all qualified and were reviewed and evaluated by the Tender Evaluation Committee. In July 2008, the Tender Evaluation Committee issued a tender assessment report in which it recommended the award of tender to Ershisanye for a total contract sum of RMB43,524,588 (approximately HK\$49,700,727) based on the Comprehensive Evaluation Method (綜合評估法), which takes into account the tender sum and business reputation aspects of each tenderer. The bid from Ershisanye was approximately RMB536,500 (approximately HK\$601,210)

higher than the lowest priced bid, which was submitted by the Independent Third Party tenderer. Upon further negotiations between Ershisanye and the Group subsequent to the recommendation of the Tender Evaluation Committee, Ershisanye agreed in writing to reduce its contract tender sum by RMB600,000 (approximately HK\$685,140) to RMB42,924,588 (approximately HK\$49,015,587) and on 10 September 2008, the Main Contract was entered into between the Project Company and Ershisanye.

The Main Contract

Subject matter: The terms on which Ershisanye will be engaged as the main contractor by the Project Company for the construction of the multi-storey building zone of phase I of the LOHAS Project.

Date: 10 September 2008

Principal: the Project Company, which is principally engaged in real estate development

Contractor: Ershisanye

Scope of work: The scope of work includes civil and building works construction in respect of a total gross floor area of approximately 33,711 square metres (including nine blocks of five-storey residential buildings with one level of basement each), and the related water supply works, drainage and electrical works.

Total contract sum: Total contract sum is in an amount of RMB42,924,588 (approximately HK\$49,015,587) subject to confirmation of the actual quantity of work, adjustments for upward or downward movement of raw material prices of major construction materials such as reinforced steel bar and cement for an amount in excess of 5% over the corresponding raw material prices published by Changsha City Government in Changsha Construction Material Prices (長沙建設造價) volume II of 2008, and adjustments arising from normal variation clauses.

Payment terms: Construction fees, in cash, will be payable with respect to specific work stages/milestones achieved in various aspects of work. In general, an aggregate of 85% of the total contract sum will be fully paid up by the time the completion acceptance documents with respect to each aspect of work are obtained, and the remaining 15% of the total contract sum will be payable according to a payment schedule and will be fully paid up in one month after the expiry of the defect liability period. A professional construction supervisor, which is appointed by the Project Company, will be responsible for verifying whether a specific work stage/milestone has been achieved for the purposes of making the relevant progress payment to the main contractor. The certification of the said payment and whether the specific work stage/milestone has been achieved will be subject to the confirmation of the Project Company.

Contract period: 156 days

Condition precedent: The Main Contract will not come into effect until such time Transaction A has been approved by the Independent Shareholders in the SGM by poll.

Financial effects

The Project Company intends to finance the construction cost payable to Ershisanye by the Group's internal resources and therefore Transaction A will have no material impact on the Group's gearing and net assets.

Reasons for and benefits of Transaction A

The Group is principally engaged in the businesses of real estate development and project development, specialised construction, property leasing, and manufacturing and trading. As stated in the annual report of the Company for the year ended 31 December 2007, one of the key objectives of the Group is to continue to grow its real estate development business in the PRC. The appointment of main contractors is necessary for the LOHAS Project to commence its construction works.

Ershisanye has won the bid through a competitive tender process for the Main Contract as recommended by the Tender Evaluation Committee and its revised bid also represented the lowest priced bid amongst the tenders received. As such, the Directors (other than the members of the Independent Board Committee, comprises all independent non-executive Directors, whose opinion will be set out in the relevant circular to Shareholders after taking into account the principal factors and reasons considered by the independent financial adviser and its advice also to be set out in such circular) consider that Transaction A and the terms of the Main Contract are fair and reasonable, have been arrived at on an arm's length basis and are in the interests of the Company and the Shareholders as a whole, and that Transaction A is entered into in the ordinary and usual course of business of the Company and on normal commercial terms.

Listing Rules implications

Since Ershisanye is a subsidiary of China Minmetals and a fellow subsidiary of June Glory (the controlling shareholder of the Company and an indirect wholly-owned subsidiary of China Minmetals), Ershisanye is a connected person of the Company. Based on the applicable size tests performed with respect to the total contract sum of the Main Contract, which amounted to RMB42,924,588 (approximately HK\$49,015,587), each of the relevant ratio under Rule 14A.10 of the Listing Rules exceeds 2.5% and the consideration is over HK\$10,000,000. Accordingly, Transaction A constitutes a connected transaction for the Company under Rule 14A.13(1)(a). Under Rule 14A.17 of the Listing Rules, Transaction A is subject to the reporting and announcement requirements under Chapter 14A of the Listing Rules and also the approval of the Independent Shareholders in the SGM by poll. June Glory (which held approximately 67.93% of the issued share capital of the Company as at the date of this announcement) and its associates will abstain from voting in the SGM.

3. CONTINUING CONNECTED TRANSACTION

Appointment by the Group of Ershisanye Group as construction contractor subject to successful tender

Ershisanye had also been appointed, based on successful tender, as the main contractor for the construction of phase I of the Group's Laguna Bay Project in Nanjing, the PRC, details of which were disclosed in the Company's announcement and circular to Shareholders dated 31 July 2007 and 21 August 2007 respectively. Such appointment was approved in a special general meeting by the independent Shareholders. During the last two financial years ended 31 December 2007 and the period from 1 January 2008 to the date of this announcement, the Group has awarded to Ershisanye a main contract for the construction of phase I of the Laguna Bay Project at a total contract sum of RMB66,862,000 and conditionally awarded to Ershisanye a main contract for a contract sum of RMB42,924,588 (approximately HK\$49,015,587), for the construction of the multi-storey building zone of phase I of the LOHAS Project as mentioned above.

Based on the working relationship since September 2007, the Group is satisfied with the competence of Ershisanye as the main contractor for phase I of the Laguna Bay Project. The Group expects to invite Ershisanye Group to tender, and Ershisanye Group expects to participate in tendering, for other construction contracts in respect of the Group's existing and future real estate development projects in the PRC. In this connection, the Conditional Construction Contracting Agreement was entered into between Ershisanye and the Company on 10 September 2008.

The Conditional Construction Contracting Agreement

Subject matter: The Group may from time to time invite Ershisanye Group to tender and award construction contract(s), subject to successful tender, to engage Ershisanye Group as a construction contractor in respect of the existing and future real estate development projects (excluding the portions of the existing projects that had been tendered) of the Group in the PRC provided that the total contract sum of the construction contract(s) to be awarded by the Group to Ershisanye Group during the periods from 10 September 2008 to 31 December 2008, from 1 January 2009 to 31 December 2009 and from 1 January 2010 to 31 December 2010 shall not exceed the Annual Cap Amounts.

Date: 10 September 2008

Principal: the Company

Contractor: Ershisanye Group

Annual Cap Amounts: For each of the periods from 10 September 2008 to 31 December 2008, from 1 January 2009 to 31 December 2009 and from 1 January 2010 to 31 December 2010, the annual maximum amount of construction contracts to be awarded by the Group to Ershisanye Group shall not exceed the Annual Cap Amounts.

Condition precedent: The Conditional Construction Contracting Agreement will not come into effect until such time Transaction B has been approved by the Independent Shareholders in the SGM by poll.

Basis for determining the Annual Cap Amounts

With reference to the estimated scope of construction works in respect of the Laguna Bay Project, the LOHAS Project and one future real estate development project of the Group to be offered for tender, the estimated relevant construction price on a per square metre basis and the expected progress of the construction works, the Group proposes to set the Annual Cap Amount at RMB371 million (approximately HK\$424 million), RMB2,484 million (approximately HK\$2,836 million) and RMB714 million (approximately HK\$815 million) for each of the periods from 10 September 2008 to 31 December 2008, from 1 January 2009 to 31 December 2009 and from 1 January 2010 to 31 December 2010 respectively. These amounts have been arrived at based on the best estimates by the Group of the current general construction price in the PRC in respect of the relevant types of constructions and materials.

The increase in the Annual Cap Amount in the financial year 2009 is due to the increase in value of construction contracts to be awarded in connection with the anticipated construction progress of a new real estate development project of the Group. The Shareholders should note that the Annual Cap Amounts represent the best estimates by the Group based on the information currently available. The Annual Cap Amounts have no direct relationship to, nor should be taken to have any direct bearing on, the Group's financial or potential financial performance. The Group may or may not appoint Ershisanye Group as construction contractor in relation to future tenders for the Group's real estate development projects in the PRC, or if appointed, to take up construction works up to the level of the Annual Cap Amounts.

Further information on the appointment of construction contractors by the Group

The process of selecting construction contractors for real estate development projects of the Group in the PRC shall be conducted in accordance with the applicable rules and regulations of the PRC and of the locations where the projects situated. According to the information currently available and the size of the projects, construction contracts relating to the Group's real estate development projects will have to be awarded through a regulated tender process governed by relevant measures and regulations. Notwithstanding that there might be slightly different measures and regulations in different cities and provinces in the PRC, a tender evaluation committee has to be established to, amongst other matters, evaluate tenders based on an appropriate tender assessment method and recommend the successful tender in a manner as stipulated in the applicable rules and regulations. The tender evaluation committee shall comprise a majority of qualified experts randomly selected from a list of qualified experts for tender evaluation as approved by the relevant government authorities of the PRC. The tender assessment method shall be selected in accordance with the applicable measures and regulations with reference to, inter alia, the size of the construction contract. Although there are a number of tender assessment methods, the major criteria of all of them are unit tender rates, the total tender sum,

technical competency and track record.

The key events, in chronological order, of a typical tender process for the Group's real estate development projects are as follows:

1. the Group invites tender for construction contract;
2. tenderers submit tenders within the required time frame;
3. tender evaluation committee, formed in accordance with the rules and regulations of the PRC, shall review and evaluate the tenders submitted;
4. after assessing the qualified tenders in accordance with a prescribed tender assessment method, the tender evaluation committee issues its recommendation for award of tender to the successful tenderer; and
5. based on such recommendation from the tender evaluation committee, the Group proceeds forward to appoint the successful tenderer by entering into the construction contract.

Based on the above and given the independence of the tender evaluation committee, in the event that Ershisanye Group tenders for any construction contracts in respect of the Group's existing and future real estate development projects, its tender will be reviewed and evaluated by the relevant tender evaluation committee by applying a prescribed tender assessment method in manner no different from any other qualified tenders. In particular, the Group will not be involved in the tender evaluation part of the tender process except that representative(s) from the Group may be the minority member(s) of the relevant tender evaluation committee.

Reasons for and benefits of Transaction B

As the Group's real estate development business continues to grow, it expects that in the coming few financial years it will actively invite tenders for construction works relating to its real estate development projects. In addition, the contract sum of each of these tenders is expected to be over HK\$10,000,000. Given its qualifications and experiences, Ershisanye Group is capable and suitable to tender for construction contracts of the Group's real estate development projects. The Directors (other than the members of the Independent Board Committee, which comprises all independent non-executive Directors, whose opinion will be set out in the relevant circular to Shareholders after taking into account the principal factors and reasons considered by the independent financial adviser and its advice also to be set out in such circular) consider that Transaction B to be in the interests of the Company and the Shareholders as a whole as long as the appointment of Ershisanye Group as a construction contractor for the Group's projects is subject to a successful tender in a competitive tendering process governed by relevant rules and regulations in the PRC. The main purpose of Transaction B is to avoid undue delay in the construction progress of the relevant projects which will otherwise have to seek the approval of independent shareholders in a special general meeting for each specific instance.

Listing Rules implications

As each of the applicable percentage ratios as defined in Rule 14A.10 of the Listing Rules, calculated with reference to the Annual Cap Amounts for the financial years ending 31 December 2008, 2009 and 2010, exceeds 2.5%, Transaction B constitutes a continuing connected transaction for the Company under Rule 14A.13(1)(a). Under Rules 14A.35(3) and (4) of the Listing Rules, Transaction B is subject to the reporting and announcement requirements under Chapter 14A of the Listing Rules and also the approval of the Independent Shareholders in the SGM by poll. June Glory (which held approximately 67.93% of the issued share capital of the Company as at the date of this announcement) and its associates will abstain from voting in the SGM.

General

The Independent Board Committee, comprising Mr. Lam Chun, Daniel, Mr. Selwyn Mar and Ms. Tam Wai Chu, Maria, being all of the independent non-executive Directors of the Company, has been formed by the Board to advise the Independent Shareholders with respect to Transaction A and Transaction B. An independent financial adviser will be appointed to advise the Independent Board Committee and the Independent Shareholders in respect of the subject transactions.

A circular containing information regarding, amongst other matters, the Main Contract, the Conditional Construction Contracting Agreement, the recommendations of the Independent Board Committee to the Independent Shareholders, the advice of the independent financial adviser in connection with Transaction A and Transaction B and the notice of the SGM will be despatched to Shareholders as soon as practicable.

Definitions

“Annual Cap Amount(s)”	the maximum value of construction contracts to be awarded by the Group to Ershisanye Group under the Conditional Construction Contracting Agreement for each of the periods from 10 September 2008 to 31 December 2008, from 1 January 2009 to 31 December 2009 and from 1 January 2010 to 31 December 2011
“associate”	has the same meaning as ascribed to it under the Listing Rules
“Board”	the board of Directors
“China Minmetals”	China Minmetals Corporation, a State-owned enterprise in the PRC, which owns 100% equity interest in China Minmetals H.K. (Holdings) Limited which in turn owns the entire equity interest in June Glory, the controlling shareholder of the Company

“Company”	Minmetals Land Limited, a company incorporated in Bermuda with limited liability, the shares of which are listed on the main board of the Stock Exchange
“Comprehensive Assessment Method”	the tender assessment method 綜合評估法 (II), based on when tender for the Main Contract was assessed and evaluated by the Tender Evaluation Committee, in accordance with the Regulations on Construction Tenders and Tender Evaluation Activities in respect of Building and Municipal Infrastructure Construction of Hunan Province (湖南省房屋建築和市政基礎設施工程施工招標評標活動管理規定)
“Conditional Construction Contracting Agreement”	the agreement that was entered into between the Company and Ershisanye on 10 September 2008 for the conditional appointment of Ershisanye Group as construction contractor for the Group’s real estate development projects in the PRC
“connected person(s)”	has the same meaning as ascribed to it under the Listing Rules
“controlling shareholder(s)”	has the same meaning as ascribed to it under the Listing Rules
“Director(s)”	the director(s) of the Company
“Ershisanye”	二十三冶建設集團有限公司 (Ershisanye Construction Group Co., Ltd.), an enterprise established under the laws of the PRC with limited liability, is owned as to 73.19%, 20.00% and 6.81% by China Minmetals, 湖南省人民政府國有資產監督管理委員會 (State-owned Assets Supervision & Administration Commission of Hunan Provincial People’s Government) and 二十三冶建設集團有限公司工會 respectively
“Ershisanye Group”	Ershisanye and its subsidiaries
“Group”	the Company and its subsidiaries
“Hong Kong”	Hong Kong Special Administrative Region of the PRC
“Independent Board Committee”	the Independent Board Committee, comprising Mr. Lam Chun, Daniel, Mr. Selwyn Mar and Ms. Tam Wai Chu, Maria, being all of the independent non-executive Directors of the Company, which has been formed by the Board to advise the Independent Shareholders in respect of Transaction A and Transaction B
“Independent Shareholder(s)”	Shareholder(s) other than June Glory and its associates, and excluding any Shareholder who has a material interest in Transaction A or Transaction B (as the case may be)

“Independent Third Party(ies)”	person(s) who or company(ies) together with its/their ultimate beneficial owner(s) which, to the best knowledge, information and belief of the Directors and having made all reasonable enquiries, is/are third party(ies) independent of the Company, the Directors, chief executives or substantial shareholders of the Company
“JS”	湖南嘉盛房地產開發有限責任公司, an enterprise incorporated under the laws of the PRC with limited liability, and a wholly-owned subsidiary of Ershisanye
“JSS”	湖南嘉盛營銷策劃有限公司, an enterprise incorporated under the laws of the PRC with limited liability, and a wholly-owned subsidiary of JS
“June Glory”	June Glory International Limited, a company incorporated in the British Virgin Islands with limited liability, and a wholly-owned subsidiary of China Minmetals H.K. (Holdings) Limited, and which held approximately 67.93% of the issued share capital of the Company as at the date of this announcement and is the controlling shareholder of the Company
“Laguna Bay Project”	Laguna Bay Project, the real estate development project undertaken on the piece of land situated in Science Park, Jiangning District, Nanjing, the PRC, details of which were referred to in the Company’s announcement and circular to Shareholders dated 11 April 2006 and 24 May 2006 respectively
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange as amended from time to time
“LOHAS Project”	LOHAS International Community Project, the real estate development project being undertaken by the joint venture company owned by the Group, JS and JSS, on the two parcels of adjoining land located at Yuetang Village and Gaotang Village, Muyun Town, Changsha County, Changsha City, Hunan Province, the PRC, details of which were referred to in the Company’s announcement and circular to Shareholders dated 30 May 2007 and 5 July 2007 respectively
“Main Contract”	the main contract that was entered into between the Project Company (as defined above) and Ershisanye on 10 September 2008 for the construction of the multi-storey building zone of phase I of the LOHAS Project
“PRC”	the People’s Republic of China, excluding Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
“SGM”	a special general meeting of the Company to be convened to approve Transaction A and Transaction B

“Share(s)”	Share(s) of par value of HK\$0.10 each in the issued share capital of the Company
“Shareholder(s)”	holders of Share(s)
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“substantial shareholder(s)”	has the same meaning as ascribed to it under the Listing Rules
“Tender Evaluation Committee”	評標委員會，the committee established by the Project Company for the review and evaluation of the tenders invited in respect of the award of the Main Contract
“Transaction A”	the entering into of the Main Contract on 10 September 2008 relating to the appointment of Ershisanye as the main contractor in respect of the multi-storey building zone of phase I of the LOHAS Project
“Transaction B”	the entering into of the Conditional Construction Contracting Agreement on 10 September 2008 relating to the appointment of Ershisanye Group as construction contractor in respect of the Group’s real estate development projects subject to successful tender
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“RMB”	Renminbi, the lawful currency of the PRC
“%”	percentage

For the purpose of illustration only, conversion of RMB into Hong Kong dollars in this announcement is based on the exchange rate of RMB1.00 to HK\$1.1419. Such conversion should not be construed as a representation that any amounts have been, could have been, or may be, exchanged at this or any other rate.

By order of the Board
He Jianbo
Managing Director

Hong Kong, 10 September 2008

As at the date of this announcement, the Board comprises nine directors, namely Mr. Zhou Zhongshu as the Chairman and a non-executive director, Mr. Qian Wenchao, Mr. He Jianbo, Mr. Yan Xichuan, Mr. Yin Liang, and Ms. He Xiaoli as executive directors and Mr. Lam Chun, Daniel, Mr. Selwyn Mar and Ms. Tam Wai Chu, Maria as independent non-executive directors.

** For identification purpose only*