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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)

(Stock Code: 1663)

ANNOUNCEMENT - LOAN FACILITIES

This announcement is made by Sino Harbour Property Group Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of the Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The board (the “**Board**”) of the directors (the “**Directors**”) of the Company wishes to announce that the Group had obtained the following loan facilities:-

1. Nanchang Dingxun Co. Limited (“**Nanchang Dingxun**”, 南昌鼎迅實業有限公司), an indirect non-wholly owned subsidiary of the Company, has obtained a bank loan facility (“**Facility A**”) of RMB85.0 million (equivalent to approximately HK\$106.0 million) from Bank of China – Nanchang City Changbei Sub-branch (中國銀行南昌市昌北支行) for the purpose of development of the Group’s Nanchang Sino Harbour Island Villa Project (南昌漢港林島項目) (formerly known as Nanchang Dingxun Project (南昌鼎迅項目)).

Facility A is secured by Nanchang Dingxun’s land use rights at book value of approximately RMB134.2 million (equivalent to approximately HK\$167.3 million).

2. Jiangxi Asia City Real Estate Development Co., Ltd. (江西亞洲城房地產開發有限公司), an indirect wholly-owned subsidiary of the Company, has obtained a loan facility (“**Facility B**”) of RMB170.0 million (equivalent to approximately HK\$211.9 million) from Zhongjiang International Trust Co., Ltd.* (中江國際信託股份有限公司) for the purpose of the construction of Nanchang Honggu Kaixuan (南昌紅谷凱旋) commercial building.

Facility B is secured by the Commercial Building Tower in Nanchang Honggu Kaixuan at book value of approximately RMB189.0 million (equivalent to approximately HK\$235.6 million).

3. Fuzhou Pan Hong Kai Xuan Property Development Co., Ltd. (“**Fuzhou Pan Hong**”, 撫州汎港凱旋房地產開發有限公司), an indirect wholly-owned subsidiary of the Company, has obtained the following loan facilities amounting to RMB218.5 million (approximately HK\$272.4 million) from Xiamen International Trust Co., Ltd. (廈門國際信託有限公司) for the purpose of the development of Fuzhou Hua Cui Ting Yuan (撫州華萃庭院) Phase 2:-

- (a) A loan facility of RMB57.0 million (equivalent to approximately HK\$71.1 million), secured by a fixed deposit of RMB60.0 million (equivalent to approximately HK\$74.8 million) from Fuzhou Pan Hong; and
- (b) A loan facility of RMB161.5 million (equivalent to approximately HK\$201.3 million), secured by a fixed deposit of RMB170.0 million (equivalent to approximately HK\$211.9 million) from Fuzhou Pan Hong.

To the best of the Directors’ knowledge, information and belief, having made all reasonable enquiries, Zhongjiang International Trust Co., Ltd. and Xiamen International Trust Co., Ltd. are third parties independent of and not connected with the Group and its connected persons (as defined in the Listing Rules) as at the date of this announcement. None of the Directors or substantial shareholders of the Company has any interest, whether directly or indirectly, in the above loan facilities.

The Board of the Company considers that the loan facilities obtained by the subsidiaries shall enable the Group to enlarge the existing financing channels and enhance the cash flow position.

The Directors believe that the terms of the above-mentioned loans are made on an arm’s length basis and on normal commercial terms, and are made in the ordinary and usual course of business of the Group and are fair and reasonable and in the interest of the shareholders as a whole.

Shareholders of the Company and potential investors are advised to exercise caution in dealing in the securities of the Company.

By order of the board of
Sino Harbour Property Group Limited
SHI Feng
Deputy Chairman

Hong Kong, 17 January 2013

As at the date of this announcement, the Board comprises Mr. SHI Feng and Mr. WONG Lui as executive Directors, Ms. CHAN Heung Ling as non-executive Director and Mr. XIE Gang, Mr. LEE Man To and Ms. ZHANG Juan as independent non-executive Directors.

** For identification purpose only*