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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)**

### **EARLY REPAYMENT OF LOAN AND NEW 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).

Reference is made to the announcement of the Company dated 17 January 2013 in relation to, among others, a loan facility of RMB170.0 million from Zhongjiang International Trust Co., Ltd.\* (中江國際信託股份有限公司) obtained by Jiangxi Asia City Real Estate Development Co., Ltd. (“**Jiangxi Asia City**”, 江西亞洲城房地產開發有限公司), an indirect wholly-owned subsidiary of the Company.

The board (the “**Board**”) of the directors (the “**Directors**”) of the Company wishes to provide an update that Jiangxi Asia City had made an early repayment of the loan in full and therefore the loan agreement has been terminated.

The Board also wishes to announce the Group and its jointly venture Jiangxi Ganghong Investment Co. Ltd. (“**Jiangxi Ganghong**”, 江西港洪實業有限公司) had obtained loan facilities amounting to RMB375.0 million (equivalent to approximately HK\$475.1 million) from Xiamen International Trust Co., Ltd. (“**Xiamen International Trust**”, 廈門國際信託有限公司) as follows:-

1. Jiangxi Asia City had obtained a loan facility (“**Facility A**”) of RMB280.0 million (equivalent to approximately HK\$354.7 million) for the interior decoration of Sino Harbour Kaixuan Center (漢港凱旋中心) in Nanchang Honggu Kaixuan (南昌紅谷凱旋). Facility A was secured by the commercial properties of Sino Harbour Kaixuan Center (漢港凱旋中心) at a book value of approximately RMB219.0 million (equivalent to approximately HK\$277.4 million).
2. Jiangxi Ganghong had obtained a loan facility (“**Facility B**”) of RMB95.0 million (equivalent to approximately HK\$120.4 million) for the development of Yichun Royal Lake City (宜春御湖城) Phase 2. Facility B was secured by a fixed deposit of RMB100.0 million (equivalent to approximately HK\$126.7 million) from Jiangxi Asia City held in Xiamen Bank Co., Ltd. (“**Xiamen Bank**”, 廈門銀行股份有限公司).

The Group has determined that it controls Yichun Royal Lake City (宜春御湖城) Phase 2 held by Jiangxi Ganghong under the terms of the designated operating agreement entered between the Group and its joint venture partner in respect of the said project. Accordingly, the Group recognises the assets, liabilities, income and expenses of Yichun Royal Lake City Phase 2 in its consolidated financial statements.

To the best of the Directors’ knowledge, information and belief, having made all reasonable enquiries, Xiamen International Trust and Xiamen Bank 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 facilities.

The Directors believe that the terms of the facilities 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, 9 December 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*