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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).

Reference is made to the announcement of the Company dated 21 March 2013 (the “**March Announcement**”) in relation to the Acquisition of the land use rights of the Land. Unless otherwise stated, capitalised terms used herein shall bear the same meanings as those defined in the March Announcement.

The Board of the Company wishes to announce that Sino Harbour Limited (“**Sino Harbour**”), an indirect wholly-owned subsidiary of the Company, had confirmed its acceptance of a facility letter (the “**Facility Letter**”) issued by a bank (the “**Bank**”). Pursuant to the Facility Letter, the Bank agreed to grant Sino Harbour term loan facilities (the “**Facilities**”) of up to HKD315.0 million.

The Facilities were secured by, inter alia, the following securities and the Bank’s covenants and undertakings to Sino Harbour:

1. Personal guarantee from Mr. Wong Lam Ping (“**Mr. Wong**”), the controlling Shareholder, for HKD315.0 million in favour of the Bank (the “**Personal Guarantee**”);

2. Corporate guarantee from the Company and the Group's subsidiaries, namely Sino Africa Investment, Jiangxi Asia City Real Estate Development Co., Limited (“**Jiangxi Asia City**”) and Fuzhou Pan Hong Kai Xuan Property Development Co., Limited (“**Fuzhou Pan Hong**”) for HKD315.0 million in favour of the Bank;
3. Pledged bank deposit of not less than HKD190.0 million executed by the Group's subsidiaries, Jiangxi Asia City and Fuzhou Pan Hong;
4. Share mortgage from Sino Harbour Property Holdings Limited, the direct wholly-owned subsidiary of the Company, over the entire present or future issued share capital of Sino Harbour;
5. Share mortgage from Sino Harbour over the entire present or future issued share capital of Sino Africa Investment;
6. Pledge of equity share from Sino Harbour over the entire present or future issued capital of the Group's subsidiaries, Jiangxi Asia City and Fuzhou Pan Hong.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the Bank is an Independent Third Party 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 has any interest, whether directly or indirectly, in the Facilities.

The Board of the Company considers that the Facilities obtained by Sino Harbour shall enable the Group to satisfy 50% of the Consideration for the Acquisition of the land use rights of the Land due on 27 April 2013.

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.

Mr. Wong will not be receiving any form of consideration from the Company or the Group for the provision of Personal Guarantee to Sino Harbour.

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, 25 April 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.