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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)**

**LOAN FACILITY**

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 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, had obtained a loan facility (the “**Facility**”) amounting to RMB120.0 million (equivalent to approximately HK\$150.6 million) from Agricultural Bank of China – Fuzhou Branch (the “**Bank**”, 中國農業銀行撫州分行) for the purpose of the development of Fuzhou Hua Cui Ting Yuan (撫州華萃庭院) Phase 3.

The Facility was secured by the following:

- (a) Corporate guarantee from the Company; and
- (b) The land use rights and construction in progress of Fuzhou Pan Hong at book value of approximately RMB41.7 million (equivalent to approximately HK\$52.3 million) and RMB14.2 million (equivalent to approximately HK\$17.8 million) respectively.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, the Bank is a third party 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 Facility.

The Directors believe that the terms of the Facility 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, 23 April 2014

*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.*