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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)

POSITIVE PROFIT ALERT

This announcement is made by Sino Harbour Property Group Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders and potential investors of the Company that, it is expected that the unaudited consolidated profit attributable to the equity shareholders of the Company for the six months ended 30 September 2011 will increase by more than 50% as compared with the same period in 2010. Such increase was primarily attributable to the increase in the Group’s total gross floor area delivered to buyers and the higher gross profit of properties delivered during the six months ended 30 September 2011.

As the Company is still in the process of finalising the unaudited consolidated accounts of the Group for the six month ended 30 September 2011, the information contained in this announcement is only based on the preliminary assessment by the Company’s management according to the management accounts of the Group for the six months ended 30 September 2011, which have not been audited by the Company’s auditors and are subject to possible adjustments. Shareholders and potential investors of the Company should read the Group’s interim results announcement for the six

months ended 30 September 2011 carefully, which is expected to be published in mid of November 2011.

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

By order of the Board
Sino Harbour Property Group Limited
SHI Feng
Vice Chairman

Hong Kong, 31 October 2011

As of 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.