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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)

VOLUNTARY ANNOUNCEMENT

This announcement is made by Sino Harbour Property Group Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) voluntarily.

The Company’s subsidiary, Fuzhou Pan Hong Kai Xuan Property Development Co. Ltd. (撫州汎港凱旋房地產開發有限公司), has obtained bank loan facilities (the “**Facilities**”) of RMB80 million (approximately HK\$98.8 million) from Bank of China – Fuzhou Branch (the “**Lender**”) for the purpose of development of the Group’s property projects.

In connection with the Facilities, Mr. Wong Lam Ping (“**Mr. Wong**”), the controlling shareholder of the Group, has executed a personal guarantee for RMB80 million (“**Personal Guarantee**”) in favour of the Lender. Mr. Wong will not be receiving any form of consideration from the Company or the Group for the provision of Personal Guarantee to the Lender.

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

Hong Kong, 30 November 2012

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.