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## **NEO-CHINA LAND GROUP (HOLDINGS) LIMITED**

### **中新地產集團(控股)有限公司\***

*(incorporated in Bermuda with limited liability)*

(Shares - Stock Code: 563, Convertible bonds due 2011: Stock Code: 2528)

### **PROFIT WARNING**

The Board wishes to inform shareholders and potential investors of the Company that the Group may record a substantial decline in its revenue and profits with respect to its results for the year ended 30 April 2009 as compared to its results for the year ended 30 April 2008.

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

#### **Suspension of trading in the Shares**

At the request of the Company, trading in the shares and the convertible bonds (stock code: 2528) of the Company was suspended with effect from 10:10 a.m. on 22 January 2008 pending the release of an announcement in respect of certain price-sensitive information. Trading in the shares and convertible bonds of the Company will remain suspended pending the release of further announcement(s) in relation to certain further price-sensitive information.

**This announcement is made by Neo-China Land Group (Holdings) Limited (the “Company”, 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”) would like to inform shareholders and potential investors of the Company that the Group may record a substantial decline in its revenue and profits with respect to its results for the year ended 30 April 2009 as compared to the results for the year ended 30 April 2008.

Reference is made to the Company’s announcement of 26 November 2008. The material downturn in the global financial markets has continuously been giving an adverse effect to the market sentiment of the PRC property market and slowed down the development of the Group’s projects as well as the sales of its property units, resultantly giving a negative impact to the operating results of the Group for the year ended 30 April 2009 .

The Company is in the process of finalizing the Group’s audited consolidated results for the year ended 30 April 2009. The information contained in this announcement is only a preliminary assessment by management of the Company based on the information currently available to the Group.

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

#### **SUSPENSION OF TRADING**

At the request of the Company, trading in the shares and the convertible bonds (stock code: 2528) of the Company was suspended with effect from 10:10 a.m. on 22 January 2008 pending the release of an announcement in respect of certain price-sensitive information. Trading in the shares and convertible bonds of the Company will remain suspended pending the release of further announcement(s) in relation to certain further price-sensitive information.

By order of the Board  
**NEO-CHINA LAND GROUP  
(HOLDINGS) LIMITED**  
**Li Song Xiao**  
*Chairman*

Hong Kong, 8 May 2009

*As at the date hereof, the Board comprises Mr. Li Song Xiao, Mr. Liu Yi, Ms. Niu Xiao Rong, Mr. Yuan Kun, Ms. Liu Yan and Mr. Jia Bo Wei and Ms. Bao Jing Tao and Mr. Lam Kwan Sing as executive Directors; Mr. Lai Leong as non-executive Director and Ms. Nie Mei Sheng, Mr. Zhang Qing Lin, Mr. Gao Ling and Mr. Lai Man Leung as independent non-executive Directors.*

*This announcement is made by the order of the Board, of which the Directors individually and jointly accept responsibility for the accuracy of the information contained in this announcement.*

*\* for identification purposes only*