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## **New World China Land Limited** **新世界中國地產有限公司**

*(incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 917)**

### **CLARIFICATION ANNOUNCEMENT**

This announcement is made pursuant to Rule 13.09 of the Listing Rules in response to various newspaper articles published on 4 August 2010 in respect of the Projects.

This announcement is made by New World China Land Limited (the “**Company**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and is made in response to various newspaper articles published on 4 August 2010 including Sing Tao Daily and Hong Kong Economic Times (the “**Articles**”) in relation to “Summary of idling status of lands of real estate developers” (the “**Summary**”) 《有關房地產開發企業土地閑置情況表》.

It was reported in the Articles that a number of properties, including three property development projects being undertaken by the Company’s joint venture companies in the People’s Republic of China (“**PRC**”), namely Beijing Yanjing Building (北京燕京大廈), Beijing Xin Yi Garden remaining phases (北京新世界家園三期西側公建) and Beijing New View Garden Commercial Centre (北京新景商務樓) (the “**Projects**”), have been included in this Summary and the status of their respective developments have also been tabulated in the Summary. It was stated in the Summary that the commencement of the respective construction works of the Projects have been delayed and the respective completion dates are beyond the prescribed dates.

The Company would like to clarify that there have been delay in commencement of the construction works in relation to the Projects. The delay in commencement of the relevant construction works was mainly caused by delay in the preparatory-stage works required for commencement of the construction works, such as unexpected prolonged time required for the demolition works and resettlement of residents, re-submission for the approval of urban planning and design and additional approval required to meet special requirements including protection of cultural heritage and expert panel discussion.

As supported and confirmed by the Company's PRC legal advisers, the board of directors of the Company is of the view that the delay in commencement of the respective construction works of the Projects is caused by delay in preparatory-stage works required for commencement of such construction works, the Projects would not be constituted as idle land and the Company's relevant joint venture companies shall not be subject to any necessary penalty relating to idle land legislations under relevant PRC law. Meanwhile, the Company wishes to inform its shareholders that the Company's joint venture companies in relation to the Projects will commence the relevant construction works in due course.

Accordingly, the Company believes that the description of the Projects as idle land in the Articles will not have any material adverse impact on the Company.

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

By order of the board  
Ngan Man-ying, Lynda  
*Company Secretary*

Hong Kong, 9 August 2010

*At the date of this announcement, the board of directors of the Company comprises: (a) eight executive directors, namely Dr. Cheng Kar-shun, Henry, Mr. Cheng Kar-shing, Peter, Mr. Cheng Chi-kong, Adrian, Miss Cheng Chi-man, Sonia, Mr. Cheng Chi-him, Conrad, Mr. Chow Yu-chun, Alexander, Mr. Fong Shing-kwong, Michael and Ms. Ngan Man-ying, Lynda; (b) three non-executive directors, namely Mr. Doo Wai-hoi, William, Mr. Leung Chi-kin, Stewart and Mr. Chow Kwai-cheung; and (c) three independent non-executive directors, namely Mr. Cheng Wai-chee, Christopher, Mr. Tien Pei-chun, James and Mr. Lee Luen-wai, John.*

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