

China New Town Development Co. Ltd

中国新城镇发展有限公司

Listed on The Mainboard of The Singapore Exchange (SGX-ST)

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实时新闻稿

中国新城镇亦处恰当的位置安全渡过经济衰退

- ▶ 于08年首9个月成功拍卖之五个地块为集团录得收入7亿9千万人民币
- ▶ 货币资金约2亿2千6百万人民币
- ▶ 中国政府推行刺激经济方案增加自用房买家的情操

星加坡, 2008年11月13日 - 中国新城镇有限公司 (“CNTD”) 发出08年第三季度业绩公告, 截至2008年9月30日, 首9个月总收入为8亿人民币, 较去年同期增长124%.

财政及营运状况

RMB' 000	08年首9个月	07年首9个月	改变百分比%
收入	800,754	356,844	124%
毛利	472,927	165,937	185%
期末货币资金	226,349	717,248	-
每股净值资产 (人民币)	1.6602	2.3922	-



CNTD 于 2008 年一月在上海卖出了一块住宅用地，在三月份沈阳又卖出了 2 块住宅用地，在上海于 6 月和 8 月分别卖出 2 块地。这 5 块地与无锡于 2007 年 11 月交付的住宅小区给集团贡献人民币 8.3 亿的收入。另外，我们在 2008 年 10 月移交了沈阳项目两块商住用地，

同时期内，由于资本化利息的增加，前九个月净财务费用减少了 38%。随着有更多资金投入建设，资本化的金额将会增加。

上海罗店项目公司上半年向农业银行还款人民币 5 千 2 百万元，剩余本金可以在每年年底展期。

期末货币资金为 2 亿 2 千 6 百万人民币。

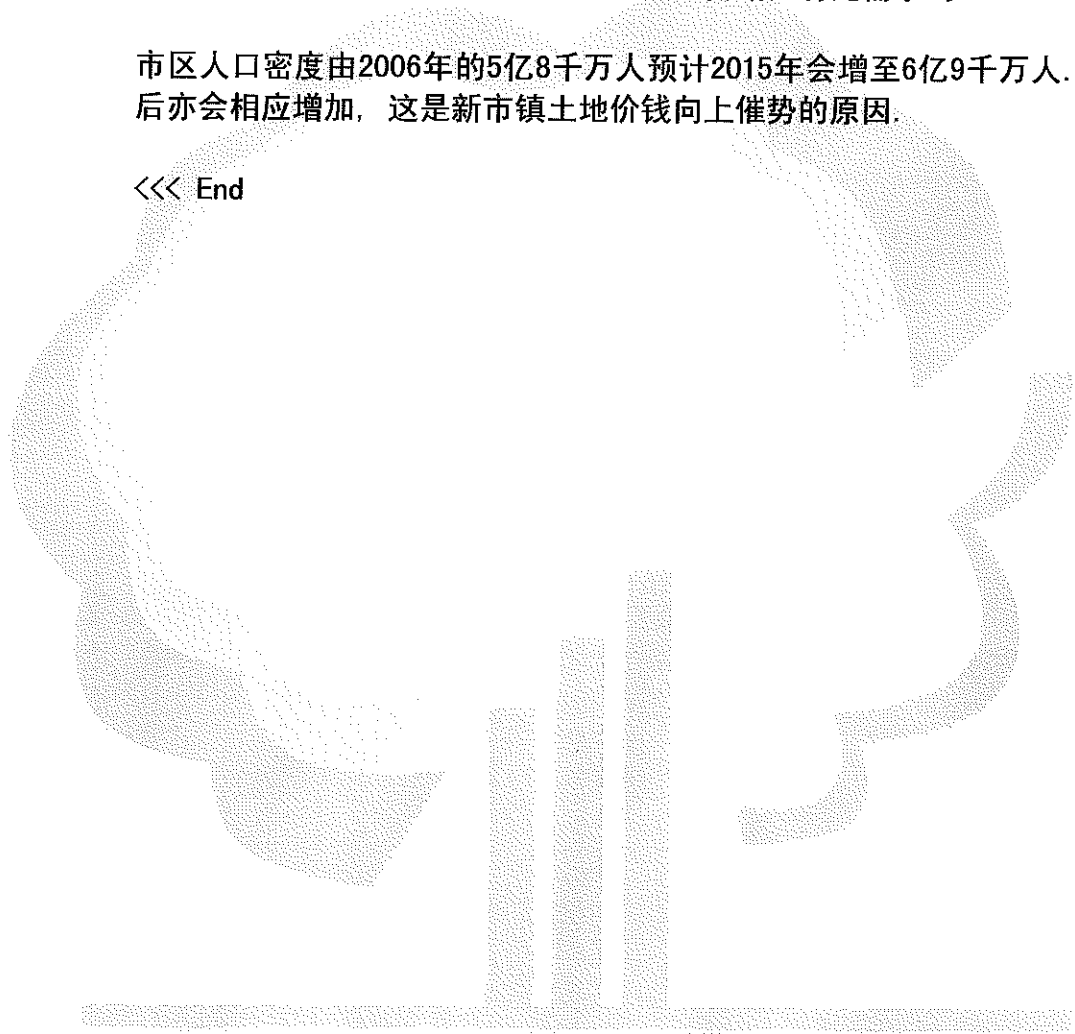
展望及未来计划

中国中央政府在过去数月里推行了多方面稳定经济的配给。于 2008 年 10 月，中央政府推行了个人销售或购买住房暂免征收印花税，住房暂免征收土地增值税等安案来舒缓房产展的压力

中国，尤其是主要成市，其快速都市化的步伐做就了新市镇发展的商机。2001 年至 2006 年，中国都市化比率可见，其市区人口由 4 亿 8 千 1 百万人增至 5 亿 7 千 7 百万人。因人口密度增加，发展新市镇及交通网络是有此需求的。

市区人口密度由 2006 年的 5 亿 8 千万人预计 2015 年会增至 6 亿 9 千万人。郊区的入住人后亦会相应增加，这是新市镇土地价钱向上催势的原因。

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About China New Town Development Company Limited

China New Town Development Company Limited ("CNTD" or the "Company") is a leading new town developer in the PRC. By working closely with local governments, CNTD is principally engaged in the planning and development of large-scale new town projects of at least 5 million square metres. The Company mainly focuses on developing new towns that are located in the suburban areas of China's major cities.

The Company also develops, manages and operates commercial properties such as hotels, convention centres; and public amenities such as recreational parks and museums within the new town developments.

At listing, the Company had three new town projects: Shanghai Luodian New Town Project, Wuxi Hongshan New Town Project and Shenyang Lixiang New Town Project. More recently, it has invested into its fourth new town project in November 2007 when it signed a letter of intent to undertake the development of Changchun Automobile New Town.

CNTD launched its Initial Public Offering ("IPO") in Singapore in November 2007 and is the first China-based new town developer that is listed on the Singapore Exchange. The IPO of the Company's shares was jointly sponsored by Citigroup Global Markets Singapore Pte. Ltd. and Deutsche Bank AG, Singapore Branch.

For more information about CNTD, please visit the Company's website (<http://www.china-newtown.com>).

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Issued for and on behalf of China New Town Development Company Limited

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