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China New Town Development Company Limited **中國新城鎮發展有限公司**

(incorporated as a business company limited by shares under the laws of the British Virgin Islands)

Hong Kong Stock Code: 1278

Singapore Stock Code: D4N.si

LISTING OF TWO LAND PARCELS IN SHANGHAI LUODIAN

The board of directors (the “Board”) of China New Town Development Company Limited (“CNTD” or the “Company”) is pleased to announce that two land parcels in the Company’s Shanghai Luodian project were listed by the Shanghai Municipal Bureau of Planning and Land Resources on 8 October 2011.

The two land parcels listed, E4-1 (with a site area of approximately 34,557.7 square meters) and F1-3 (with a site area of approximately 53,837.9 square meters), combine for a total site area of approximately 88,395.6 square meters. Both land parcels are for residential use, with a plot ratio of 1.0 time. The auction is expected to be completed on 16 November 2011.

The result of the above-mentioned sale of land use rights will be announced later upon completion of the transaction.

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

Project overview

CNTD first undertook the development of Shanghai Luodian Project in 2002, through a joint venture (“JV”) agreement with Shanghai Luodian Asset Management & Investment Co., Ltd (“Luodian JV Partner”). Under the agreement, a JV company – Shanghai Golden Luodian Development Co., Ltd (“Luodian JV Company”) was established to undertake the development of the new town project. CNTD holds a 72.63% stake in the Luodian JV Company, while the Luodian JV Partner holds the remaining 27.37%. The JV is for a period of 25 years.

None of the Directors of the Company has any interest, direct or indirect, in the listing of the lands.

By order of the Board
China New Town Development Company Limited
Shi Jian
Chairman

Singapore and Hong Kong, 10 October 2011

As at the date of this announcement, the executive directors are Mr. Shi Jian (Chairman), Mr. Li Yao Min, Mr. Yue Wai Leung Stan, Mr. Shi Janson Bing, Ms. Gu Biya, Ms. Song Yiqing, Mr. Mao Yiping and Mr. Yang Yonggang and the independent non-executive directors are Mr. Henry Tan Song Kok, Mr. Loh Weng Whye, Mr. Lam Bing Lun Philip and Mr. Kong Siu Chee.