

*This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities. Potential investors should read the prospectus dated Thursday, March 13, 2008, (the “Prospectus”) issued by Evergrande Real Estate Group Limited (the “Company”) together with the supplemental prospectus dated Tuesday, March 18, 2008, (the “Supplemental Prospectus”) for detailed information about the Hong Kong Public Offering and International Offering described below before deciding whether or not to invest in the shares thereby being offered.*

*The information contained in this announcement is not for distribution, directly or indirectly, in or into the United States (including its territories and dependencies, any State of the United States and the District of Columbia). These materials do not constitute or form a part of any offer or solicitation to purchase or subscribe for securities in the United States. The Shares mentioned herein have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “Securities Act”).*

*The Shares may not be offered or sold in the United States except pursuant to registration or an exemption from the registration requirements of the Securities Act. No public offering of the securities will be made in the United States.*

*The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) and Hong Kong Securities Clearing Company Limited (“HKSCC”) take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*

*Prospective investors of the Offer Shares should note that the Joint Bookrunners (on behalf of the other Hong Kong Underwriters) are entitled, in their absolute discretion, to terminate their obligations under the Hong Kong Underwriting Agreement by notice in writing to the Company, upon the occurrence of any of the events set out in the sections headed “Underwriting — Hong Kong Public Offering — Grounds for Termination” in the Prospectus, at any time prior to 8:00 a.m. (Hong Kong time) on the date on which dealings in Shares first commence on the Stock Exchange (which is currently expected to be on Friday, March 28, 2008).*

*In connection with the Global Offering, Goldman Sachs (Asia) L.L.C. as stabilizing manager (the “Stabilizing Manager”), or any person acting for it, on behalf of the International Underwriters, may over-allocate or effect transactions with a view to stabilizing or maintaining the market price of the Shares at a level higher than that which might otherwise prevail in the open market for a limited period commencing from the Listing Date. There is no obligation on the Stabilizing Manager or any person acting for it to do this. Such stabilization action, if commenced, will be conducted at the absolute discretion of the Stabilizing Manager or any person acting for it and may be discontinued at any time, and is required to be brought to an end within 30 days of the last day for the lodging of applications under the Hong Kong Public Offering. Such transactions may be effected in all jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws and regulatory requirements. The details of the intended stabilization and how it will be regulated under the Securities and Futures (Price Stabilizing) Rules of the SFO are contained in the Prospectus.*

*Potential investors should be aware that stabilizing action cannot be taken to support the price of the Shares for longer than the stabilization period which begins on the commencement of trading of the Shares on the Stock Exchange which is expected to be on Friday, March 28, 2008 and ends on the date which is the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering. The stabilization period is expected to expire on Friday, April 18, 2008 after which announcement will be made pursuant to section 9 and schedule 3 of Securities and Futures (Price Stabilizing) Rules and that after this date, when no further stabilizing action may be taken, demand for the Shares, and therefore its market price, could fall.*

*In connection with the Global Offering, the Stabilizing Manager may over-allocate up to and not more than an aggregate of 444,136,500 additional Shares (representing approximately 15% of the Offer Shares initially available under the Global Offering) at any time from the Listing Date up to (and including) the date which is the 30th day after the last day for*

lodging of Application Forms under the Hong Kong Public Offering and cover such over-allocations by exercising the Over-allotment Option on behalf of the International Underwriters (at the discretion of the Sole Global Coordinator), or by making purchases in the secondary market at prices or by a combination of purchase in the secondary market and a partial exercise of the Over-allotment Option. In the event that such Over-allotment Option is exercised, an announcement will be made.

Unless otherwise defined herein, terms used in this announcement shall have the same meanings as those defined in the Prospectus and the Supplemental Prospectus.



## GLOBAL OFFERING

<b>Number of Offer Shares under the Global Offering</b>	<b>: 2,960,911,000 Shares (subject to the Over-allotment Option)</b>
<b>Number of Hong Kong Offer Shares</b>	<b>: 296,092,000 Shares (subject to adjustment)</b>
<b>Number of International Offer Shares</b>	<b>: 2,664,819,000 Shares (subject to adjustment and the Over-allotment Option) of which 2,553,908,000 Shares are to be issued by us and 110,911,000 Shares are to be offered for sale by the Selling Shareholders</b>
<b>Maximum Offer Price</b>	<b>: HK\$5.60 per Hong Kong Offer Share, plus 1% brokerage, SFC transaction levy of 0.004%, and Stock Exchange trading fee of 0.005% (payable in full on application in Hong Kong dollars and subject to refund)</b>
<b>Nominal value</b>	<b>: US\$0.01 each</b>
<b>Stock code</b>	<b>: 3333</b>

*Sole Global Coordinator*

**Goldman  
Sachs**

*Joint Bookrunners, Joint Lead Managers and Joint Sponsors*

**Goldman  
Sachs**

 **Merrill Lynch**

**CREDIT SUISSE** 

The Company is initially offering 2,960,911,000 Shares (subject to the Over-allotment Option) under the Global Offering, which consists of 296,092,000 Hong Kong Offer Shares (subject to adjustment) and 2,664,819,000 International Offer Shares (subject to adjustment and the Over-allotment Option), representing approximately 10% and 90% of the total number of Shares initially available under the Global Offering, respectively. The allocation of the Shares between the Hong Kong Public Offering and the International Offering is subject to reallocation as stated in the paragraph headed “Hong Kong Public Offering” in the Prospectus entitled “Structure of the Global Offering”. Application has been made by the Company to the Listing Committee of the Stock Exchange for the granting of the approval for the listing of, and permission to deal in, the Shares in issue and to be issued as mentioned in the Prospectus, the Supplemental Prospectus and the Application Forms (including any Shares which may be issued pursuant to the exercise of the Over-allotment Options), the Capitalization Issue and any Shares which may be issued under the Pre-IPO Share Option Scheme and the Share Option Scheme. Dealings in the Shares on the Stock Exchange are expected to commence at 9:30 a.m. on Friday, March 28, 2008. Subject to the granting of the approval for the listing of, and permission to deal in, the Shares in issue and to be issued as described in the Prospectus and the Supplemental Prospectus, as well as compliance with the stock admission requirements of HKSCC, the Shares will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS with effect from the date of commencement of dealings in the Shares on the Stock Exchange, or such other date as may be determined by HKSCC. All activities under CCASS are subject to the General Rules of CCASS and the CCASS Operational Procedures in effect from time to time.

The Hong Kong Offer Shares initially available for subscription under the Hong Kong Public Offering (after taking into account any adjustment in the number of Offer Shares allocated between the Hong Kong Public Offering and the International Offering) is to be divided into two pools for allocation purposes: Pool A and Pool B. The Hong Kong Offer Shares in Pool A will be allocated on a fair basis to applicants who have applied for Hong Kong Offer Shares with an aggregate subscription price of HK\$5 million (excluding the brokerage fee, the SFC transaction levy and the Stock Exchange trading fee payable) or less. The Hong Kong Offer Shares in Pool B will be allocated on a fair basis to applicants who have applied for Shares with an aggregate subscription price of more than HK\$5 million and up to the total value of Pool B (excluding the brokerage fee, the SFC transaction levy and the Stock Exchange trading fee payable). Applicants should be aware that applications in Pool A and in Pool B may receive different allocation ratios. If the Hong Kong Offer Shares in one (but not both) of the pools are undersubscribed, the surplus Hong Kong Offer Shares will be transferred to the other pool to satisfy demand in that pool and be allocated accordingly. Applicants can only receive an allocation of the Hong Kong Offer Shares from either Pool A or Pool B but not from both pools. **Multiple or suspected multiple applications and any application for more than 148,046,000, being 50% of Hong Kong Offer Shares initially included in the Hong Kong Public Offering will be rejected.** Only one application on a **WHITE** or **YELLOW** Application Form or by way of giving **electronic application instructions** to HKSCC via CCASS or through the **White Form eIPO** service may be made for the benefit of any person. Each applicant under the Hong Kong Public Offering will also be required to give an undertaking and confirmation in the Application Form submitted by him that he and any person(s) for whose benefit he is making the application have not indicated an interest for or taken

up and will not indicate an interest for or take up any Shares under the International Offering, and such applicant's application will be rejected if the said undertaking and/or confirmation is breached and/or untrue (as the case may be).

Applicants who apply on **WHITE** Application Forms or through the **White Form eIPO** service by submitting an electronic application to the White Form eIPO Service Provider through the designated website at [www.eipo.com.hk](http://www.eipo.com.hk) for 1,000,000 or more Hong Kong Offer Shares and have indicated in their applications that they wish to collect refund checks and (where applicable) share certificates in person from the Company's Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited at Shops 1712–1716, 17/F, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, may collect refund checks and (where applicable) share certificates in person from 9:00 a.m. to 1:00 p.m. on Thursday, March 27, 2008. Identification and (where applicable) authorization documents acceptable to Computershare Hong Kong Investor Services Limited must be produced at the time of collection.

Applicants who apply on **YELLOW** application forms for 1,000,000 or more Hong Kong Offer Shares and have indicated in their application forms that they wish to collect refund checks in person may collect their refund checks (if any) but may not elect to collect their share certificates, which will be deposited into CCASS for credit to their designated CCASS Participants' stock accounts or CCASS Investor Participant stock accounts, as appropriate. The procedure for collection of refund checks for applicants who apply on **YELLOW** Application Forms for Shares is the same as that for **WHITE** Application Form applicants. Instead of using **YELLOW** application forms, applicants may electronically instruct HKSCC to cause HKSCC Nominees to apply for the Hong Kong Offer Shares on their behalf via CCASS. Any Hong Kong Offer Shares allocated to such applicants will be registered in the name of HKSCC Nominees and deposited directly into CCASS for credit to their CCASS Investor Participant stock account or their designated CCASS Participant's stock account.

Share certificates will only become valid certificates of title at 8:00 a.m. on Friday, March 28, 2008 provided that the Global Offering has become unconditional in all respects and neither of the Underwriting Agreements has been terminated in accordance with its terms.

**Applications for the Hong Kong Offer Shares will only be considered on the basis of the terms and conditions of the Prospectus, the Supplemental Prospectus and the related Application Forms.** Applicants who would like to be allotted the Hong Kong Offer Shares in their own names should complete and sign the **WHITE** Application Forms or through the **White Form eIPO** service by submitting an electronic application to the White Form eIPO Service Provider through the designated website at [www.eipo.com.hk](http://www.eipo.com.hk). Applicants who would like to have the allotted Hong Kong Offer Shares issued in the name of HKSCC Nominees and deposited directly into CCASS for credit to their CCASS Investor Participant stock accounts or the stock accounts of their designated CCASS Participants maintained in CCASS should (i) complete and sign the **YELLOW** Application Form, copies of which, together with copies of the Prospectus and the Supplemental Prospectus, may be obtained during normal business hours from 9:00 a.m. on Thursday, March 13, 2008 until 12:00 noon on Wednesday, March 19, 2008 at the Depository Counter of HKSCC at 2nd Floor, Vicwood Plaza, 199 Des Voeux

Road Central, Hong Kong or your stockbroker, who may have such Application Forms, Prospectus and Supplemental Prospectus available; or (ii) give **electronic application instructions** to HKSCC via CCASS.

The Offer Price will not be more than HK\$5.60 per Offer Share and is currently expected to be not less than HK\$3.50 per Offer Share unless otherwise announced. Investors applying for Shares under the Hong Kong Public Offering must pay, on application, the maximum Offer Price of HK\$5.60 for each Offer Share together with a brokerage fee of 1%, SFC transaction levy of 0.004% and Stock Exchange trading fee of 0.005% on each Share. The Joint Bookrunners, on behalf of the Underwriters, may, with the consent of the Company and the Selling Shareholders, reduce the number of Offer Shares and/or the indicative Offer Price range below that stated in the Prospectus (which is HK\$3.50 to HK\$5.60 per Share) at any time on or prior to the morning of the last day for lodging applications under the Hong Kong Public Offering. In such a case, notices of the reduction in the number of Offer Shares and/or the indicative Offer Price range will be published in the South China Morning Post (in English) and the Hong Kong Economic Times (in Chinese) not later than the morning of the day which is the last day for lodging applications under the Hong Kong Public Offering. If applications pursuant to the Hong Kong Public Offering have been submitted prior to the last day for lodging applications under the Hong Kong Public Offering, then even if number of Offer Shares and/or the Offer Price range is so reduced, such applications cannot be subsequently withdrawn. **Applicants in the Hong Kong Public Offering should pay on application the maximum Offer Price stated in the Prospectus of HK\$5.60 per Share, subject to refund, plus brokerage fee of 1%, and SFC transaction levy of 0.004% and Stock Exchange trading fee of 0.005%. No receipt will be issued for sums paid on application.**

The Offer Price is expected to be determined by agreement between the Joint Bookrunners, on behalf of the Underwriters, the Selling Shareholders and our Company on or before the Price Determination Date, when market demand for the Offer Shares will be determined. The Price Determination Date is expected to be on or around Thursday, March 20, 2008 and in any event, no later than Tuesday, March 25, 2008. **If the Joint Bookrunners (on behalf of the Underwriters), the Selling Shareholders and our Company are unable to reach agreement on the Offer Price, the Global Offering will not become unconditional and will lapse immediately.**

In connection with the Global Offering, Goldman Sachs (Asia) L.L.C. as Stabilizing Manager, or any person acting for it, on behalf of the Underwriters, may over-allocate or effect transactions with a view to stabilizing or maintaining the market price of the Shares at a level higher than that which might otherwise prevail in the open market for a limited period commencing from the Listing Date. There is no obligation on the Stabilizing Manager or any person acting for it to do this. Such stabilization action, if commenced, will be conducted at the absolute discretion of the Stabilizing Manager or any person acting for it and may be discontinued at any time, and is required to be brought to an end within 30 days of the last day for the lodging of applications under the Hong Kong Public Offering. Such transactions may be effected in all jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws and regulatory requirements. The details of the intended stabilization and how it will be regulated under the Securities and Futures (Price Stabilising) Rules of the SFO are contained in the Prospectus. Potential investors should be aware that stabilizing action



cannot be taken to support the price of the Shares for longer than the stabilization period which begins on the commencement of trading of the Shares on the Stock Exchange which is expected to be on Friday, March 28, 2008 and ends on the date which is the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering. The stabilization period is expected to expire on Friday, April 18, 2008 and that after this date, when no further stabilizing action may be taken, demand for the Shares, and therefore its market price, could fall. In connection with the Global Offering, the Stabilizing Manager may over-allocate up to and not more than an aggregate of 444,136,500 additional Shares (representing approximately 15% of the Offer Shares initially available under the Global Offering) at any time from the Listing Date up to (and including) the date which is the 30th day after the last day for lodging of Application Forms under the Hong Kong Public Offering and cover such over-allocations by exercising the Over-allotment Option on behalf of the International Underwriters (at the discretion of the Sole Global Coordinator), or by making purchases in the secondary market at prices or by a combination of purchase in the secondary market and a partial exercise of the Over-allotment Option. In the event that such Over-allotment Option is exercised, an announcement will be made.

**The Global Offering is conditional on the conditions as stated in the sub-section headed “Conditions of the Global Offering” under the section headed “Structure of the Global Offering” of the Prospectus. If the conditions of the Global Offering are not fulfilled in accordance with the section headed “Structure of the Global Offering — Conditions of the Hong Kong Public Offering” in the Prospectus, all application monies received from applicants under the Hong Kong Public Offering, together with the related brokerage fee, the SFC transaction levy and the Hong Kong Stock Exchange trading fee, will be refunded, without interest, on the terms set out under the paragraph headed “Dispatch/Collection of Share Certificates and Refund Checks” in the section headed “How to Apply for Hong Kong Offer Shares” in the Prospectus. Refund will be made in respect of wholly successful applications if the final Offer Price is less than the Offer Price payable on application and wholly or partially unsuccessful applications. Applicants on white or yellow Application Forms applying for 1,000,000 or more Hong Kong Offer Shares who have elected to collect their (if applicable) refund checks and/or share certificate(s) may do so in person from 9:00 a.m. to 1:00 p.m. on Thursday, March 27, 2008 at the Company’s Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong. Applicants being individuals must not authorize any other person to make collection on their behalf. Applicants must show their identification documents to collect their refund checks and (where relevant) share certificates. Applicants being corporations which have opted for personal collection must attend by their authorized representatives bearing letters of authorisation from their corporations stamped with the corporations’ chops. Their authorized representatives must produce at the time of collection evidence of identity acceptable to Computershare Hong Kong Investor Services Limited. Uncollected share certificates and/or refund checks will be dispatched promptly thereafter by ordinary post at the applicants’ own risk by ordinary post to the addresses specified in the relevant Application Forms.**

Copies of the Prospectus and the Supplemental Prospectus, together with the **WHITE** application forms, may be obtained during normal business hours from 9:00 a.m. on Thursday, March 13, 2008, until 12:00 noon on Wednesday, March 19, 2008 at:

1. **Any participant of the Stock Exchange;** or
2. **Goldman Sachs (Asia) L.L.C.** at 68th Floor, Cheung Kong Center, 2 Queen's Road Central, Hong Kong; or
3. **Merill Lynch Far East Limited** at 15th Floor, Citibank Tower, 3 Garden Road, Central, Hong Kong; or
4. **Credit Suisse (Hong Kong) Limited** at 45th Floor, Two Exchange Square, 8 Connaught Place, Central, Hong Kong; or
5. **Guotai Junan Securities (Hong Kong) Limited** at Suite 2606, Low Block, Grand Millennium Plaza, 181 Queen's Road Central, Hong Kong; or
6. **BOCI Asia Limited** at 26th Floor, Bank of China Tower, 1 Garden Road, Hong Kong; or
7. **China Everbright Securities (HK) Limited** at 36th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong; or
8. **Tai Fook Securities Company Limited** at 25th Floor, New World Tower, 16–18 Queen's Road Central, Hong Kong; or
9. **ICEA Capital Ltd.** at 26th Floor, ICBC Tower, 3 Garden Road, Central, Hong Kong; or
10. **Shenyin Wanguo Capital (H.K.) Limited** at 28th Floor, Citibank Tower, Citibank Plaza, 3 Garden Road, Central, Hong Kong; or

11. or any of the following branches of the receiving bankers for the Hong Kong Public Offering:

**Bank of Communications Co., Ltd. Hong Kong Branch**

<b>District</b>	<b>Branch Name</b>	<b>Branch Address</b>
Hong Kong Island	Hong Kong Branch	20 Pedder Street, Central
	North Point Sub-Branch	442–444 King’s Road, North Point
	Chaiwan Sub-Branch	G/F, 121–121A Wan Tsui Road Chaiwan
Kowloon	Hunghom Sub-Branch	Flat/Rm A6, G/F, Wing Kwai Bldg 1–3A Tak Man Street Whampoa Estate
	Mongkok Sub-Branch	Shops A & B, G/F, Hua Chiao Commercial Centre 678 Nathan Road
	Cheung Sha Wan Plaza Sub-Branch	Unit G04, Cheung Sha Wan Plaza 833 Cheung Sha Wan Road
	Ngau Tau Kok Sub-Branch	Shop G1, G/F, Phase I, Amoy Plaza, 77 Ngau Tau Kok Road
New Territories	Market Street Sub-Branch	G/F, 53 Market Street, Tsuen Wan
	Ma On Shan Sub-Branch	Shop Nos. 3038A & 3054–56 Level 3, Sunshine City Plaza Ma On Shan

**Hang Seng Bank Limited**

<b>District</b>	<b>Branch Name</b>	<b>Branch Address</b>
Hong Kong Island	Head Office	83 Des Voeux Road Central, Hong Kong
	Sai Wan Ho Branch	171 Shaukiwan Road
Kowloon	Kowloon Main Branch	618 Nathan Road
	Kwun Tong Branch	70 Yue Man Square
New Territories	Shatin Branch	Shop 18 Lucky Plaza, Wang Pok Street
	Yuen Long Branch	93 Castle Peak Road



## **Industrial and Commercial Bank of China (Asia) Limited**

<b>District</b>	<b>Branch Name</b>	<b>Branch Address</b>
Hong Kong Island	Queen's Road Central Branch	122–126 Queen's Road Central, Central
	Sheung Wan Branch	Shop F, G/F, Kai Tak Commercial Building 317–319 Des Voeux Road Central Sheung Wan
	Hennessy Road Branch	Shop 2A, G/F & Basement Cameron Commercial Centre 468 Hennessy Road Causeway Bay
Kowloon	Mei Foo Branch	Shop N95A, 1/F, Mount Sterling Mall, Mei Foo Sun Chuen
New Territories	Kwai Chung Branch	Unit G02, Tower A, Regent Centre 63 Wo Yi Hop Road, Kwai Chung
	Shatin Branch	Shop 22J, Level 3, Shatin Centre
	Tsuen Wan Castle Peak Road Branch	G/F, 423–427 Castle Peak Road Tsuen Wan

## **The Bank of East Asia, Limited**

<b>District</b>	<b>Branch Name</b>	<b>Branch Address</b>
Hong Kong Island	Main Branch	10 Des Voeux Road Central
	Wanchai Branch	Shop A–C, G/F Easey Commercial Building 253–261 Hennessy Road Wanchai
	Taikoo Shing Branch	Shop G1010-1011, Yiu Sing Mansion
Kowloon	Tsim Sha Tsui Branch	Shop A & B, Milton Mansion 96 Nathan Road
	Prince Edward Branch	G/F, Hanley House, 776–778 Nathan Road
New Territories	Metro City Plaza Branch	Shop 243, Level 2, Metro City Plaza I, Tseung Kwan O
	Tuen Mun Town Plaza Branch	Shop 2–10, UG/F, Tuen Mun Town Plaza Phase II, 3 Tuen Lung Street, Tuen Mun
	Tai Po Plaza Branch	Units 49–52, Level 1, Tai Po Plaza

Both **WHITE** and **YELLOW** Application Forms completed in all respects in accordance with the instructions printed thereon, to which checks or banker's cashier orders crossed "Account Payee Only" and made payable to "Bank of Communications (Nominee) Co. Ltd — Evergrande Real Estate Public Offer" should be securely stapled, should be deposited in any of the special collection boxes provided at any one of the branches referred to above on the following dates during the following times:

<b>Thursday, March 13, 2008</b>	<b>— 9:00 a.m. to 5:00 p.m.</b>
<b>Friday, March 14, 2008</b>	<b>— 9:00 a.m. to 5:00 p.m.</b>
<b>Saturday, March 15, 2008</b>	<b>— 9:00 a.m. to 1:00 p.m.</b>
<b>Monday, March 17, 2008</b>	<b>— 9:00 a.m. to 5:00 p.m.</b>
<b>Tuesday, March 18, 2008</b>	<b>— 9:00 a.m. to 5:00 p.m.</b>
<b>Wednesday, March 19, 2008</b>	<b>— 9:00 a.m. to 12:00 noon</b>

The application lists will open at 11:45 a.m. and close at 12:00 noon on Wednesday, March 19, 2008.

### **APPLICATIONS BY MEANS OF WHITE FORM EIPO SERVICE**

Applicants applying by **White Form eIPO** may submit applications to the White Form eIPO Service Provider through the designated website at [www.eipo.com.hk](http://www.eipo.com.hk) from 9:00 a.m. on Thursday, March 13, 2008 until 11:30 a.m. on Wednesday, March 19, 2008 (or such later time as described under the paragraph headed "Effect of bad weather on the opening of the applications lists" in the Prospectus) (24 hours daily, except on the last application day). The latest time for completing full payment of application monies in respect of such applications will be 12:00 noon on Wednesday, March 19, 2008, the last application day, or, if the application lists are not open on that day, then by the time and date stated in the paragraph head "Effect of bad weather on the opening of the application lists" in the Prospectus. Applications will not be permitted to submit applications to the White Form eIPO Service Provider after 11:30 a.m. on the last day for submitting applications. If you have already submitted your application and obtained an application reference number from the website prior to 11:30 a.m., you will be permitted to continue the application process (by completing payment of application monies) until 12:00 noon on the last day for submitting applications, when the application lists close.

Investors can also apply for Hong Kong Offer Shares by giving **electronic application instructions** to HKSCC as follows:

1. CCASS Investor Participants may give **electronic application instructions** to HKSCC through the CCASS Phone System by calling 2979 7888 or through the CCASS Internet System (<https://ip.ccass.com>) (using the procedures contained in HKSCC's "An Operating Guide for Investor Participants" in effect from time to time). HKSCC may also input **electronic application instructions** for CCASS Investor Participants on their behalf if they go to the Customer Service Centre of HKSCC at 2nd Floor, Vicwood Plaza, 199 Des Voeux Road Central, Hong Kong and complete an input request form. Prospectuses and the Supplemental Prospectuses are also available for collection at the Customer Service Centre of HKSCC; and

2. Those who are not CCASS Investor Participants may instruct their brokers or custodians who are CCASS Clearing Participants or CCASS Custodian Participants to give **electronic application instructions** to HKSCC via CCASS terminals to apply for Hong Kong Offer Shares on their behalf.

CCASS Clearing/Custodian Participants can input **electronic application instructions** at the following times on the following dates:

<b>Thursday, March 13, 2008</b>	<b>— 9:00 a.m. to 8:30 p.m.<sup>(1)</sup></b>
<b>Friday, March 14, 2008</b>	<b>— 8:00 a.m. to 8:30 p.m.<sup>(1)</sup></b>
<b>Saturday, March 15, 2008</b>	<b>— 8:00 a.m. to 1:00 p.m.<sup>(1)</sup></b>
<b>Monday, March 17, 2008</b>	<b>— 8:00 a.m. to 8:30 p.m.<sup>(1)</sup></b>
<b>Tuesday, March 18, 2008</b>	<b>— 8:00 a.m. to 8:30 p.m.<sup>(1)</sup></b>
<b>Wednesday, March 19, 2008</b>	<b>— 8:00 a.m.<sup>(1)</sup> to 12:00 noon.</b>

*Note:*

1. These times are subject to change as HKSCC may determine from time to time with prior notification to CCASS Clearing/Custodian Participants.

CCASS Investor Participants can input **electronic application instructions** from 9:00 a.m. on Thursday, March 13, 2008 until 12:00 noon on Wednesday, March 19, 2008 (24 hours daily, except the last application day).

The application lists will open from 11:45 a.m. to 12:00 noon on Wednesday, March 19, 2008.

Subject to the terms and conditions set out in the Prospectus, the Supplemental Prospectus and the related Application Forms, applications under the **WHITE, YELLOW** Application Forms or by giving **electronic application instructions** to HKSCC or through the **White Form eIPO** service by submitting an electronic application to the White Form eIPO Service Provider through the designated website at [\*\*www.eipo.com.hk\*\*](http://www.eipo.com.hk) must be received by no later than 12:00 noon on Wednesday, March 19, 2008 (or such later date as may apply in the case of a tropical cyclone warning signal number 8 or above or a “black” rainstorm warning signal being in force as described in the section headed “How to apply for Hong Kong Offer Shares — Effect of bad weather on the opening of the application lists” of the Prospectus). Announcement on the Offer Price, the level of indication of interest in the International Offering, basis of allotment, the results of application and the Hong Kong Identity Card/passport/Hong Kong Business Registration numbers of successful applicants under the Hong Kong Public Offering are scheduled to be announced in the manner described in the section headed “How to Apply for Hong Kong Offer Shares — Publication of results” in the Prospectus on Thursday, March 27, 2008.

If you are applying using a **YELLOW** Application Form or by giving **electronic application instructions** to HKSCC and your application is wholly or partially successful, your share certificate will be issued in the name of HKSCC Nominees and deposited into CCASS for credit to your CCASS Investor Participant stock account or the stock account of any designated CCASS Participant giving **electronic application instructions** on your behalf or as instructed by you in your **YELLOW**

Application Form at the close of business on Thursday, March 27, 2008 or in the event of a contingency, on any other date as shall be determined by HKSCC or HKSCC Nominees. If you are applying through a designated CCASS Participant (other than a CCASS Investor Participant), you can check the number of Hong Kong Offer Shares allocated to you (and the amount of refund money payable to you if you have instructed a CCASS Clearing/Custodian Participant to give **electronic application instructions** on your behalf) with that CCASS Participant. If you are applying as a CCASS Investor Participant, you should check the announcement published by the Company (for CCASS Investor Participants applying by giving **electronic application instructions** to HKSCC, they can also check the application results via the CCASS Phone System and CCASS Internet Systems) and report any discrepancies to HKSCC before 5:00 p.m. on Thursday, March 27, 2008 or such other date as shall be determined by HKSCC or HKSCC Nominees. Immediately after the credit of the Hong Kong Offer Shares to your account, you can also check your new account balance via the CCASS Phone System and CCASS Internet System (under the procedures contained in HKSCC's "An Operating Guide for Investor Participants" in effect from time to time). HKSCC will also make available to you an activity statement showing the number of Hong Kong Offer Shares credited to your CCASS Investor Participant stock account and (if you are applying by giving **electronic application instructions** to HKSCC) the amount of refund money (if any) credited to your designated bank account. Refund of your application monies (if any) in respect of wholly and partially unsuccessful applications and/or difference between offer price and the initial price per Hong Kong Offer Share paid on application, in each case including a brokerage fee of 1%, SFC transaction levy of 0.004% and The Stock Exchange trading fee of 0.005% on each share, will be credited to your designated bank account or the designated bank account of your broker or custodian on Thursday, March 27, 2008. No interest will be paid therein.

By order of the Board  
**Evergrande Real Estate Group Limited**  
**Hui Ka Yan**  
*Chairman*

Hong Kong, March 18, 2008

*As at the date of this announcement, the executive Directors are Mr. Hui Ka Yan, Mr. Xia Haijun, Mr. Li Gang, Mr. Cai Chunmeng, Mr. Tam Wai Ying, Tommy, Mr. Xu Wen, Mr. Lin Xiaohui and Mr. Huang Xiangui, and the independent non-executive Directors are Mr. Mu Yaping, Mr. Yiu Ying Fai, Ken and Mr. Xiao Cheng Gang.*

*"Please also refer to the published version of this announcement in **South China Morning Post** and **The Standard**."*