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Evergrande Real Estate Group Limited

恒大地產集團有限公司

(incorporated in the Cayman Islands with limited liability)

**Global Offering of Evergrande Real Estate Group Limited
1.61 billion Shares to Raise HK\$4.84 billion to HK\$6.46 billion**

(Hong Kong, 21 October, 2009) **Evergrande Real Estate Group Limited** ("Evergrande" or the "Company", SEHK stock code: 3333), one of the leading large-scale integrated residential property developers in China, today announced details of its global offering of shares (the "Global Offering") and proposed listing on the Main Board of The Stock Exchange of Hong Kong Limited ("SEHK").

The Global Offering of Evergrande is for a total of 1,614,935,000 shares (the "Offer Shares"), comprising an International Offering of 1,453,441,000 shares and a Hong Kong Public Offering of 161,494,000 shares, representing approximately 90% and 10% of the total number of Offer Shares respectively. Of the total 1,614,935,000 shares under the Global Offering, 1,005,000,000 are new shares and 609,935,000 shares are offered by Selling Shareholders. The Offer Shares represent approximately 10.8% of the enlarged share capital of the Company immediately upon completion of the Global Offering.

The offer price (the "Offer Price") will be no less than HK\$3.00 and is currently expected to be no more than HK\$4.00 per share.

Sun Power Investments Limited, a subsidiary of Chinese Estates Holdings Limited has reached agreement to become a cornerstone investor to subscribe for US\$50 million worth of Offer Shares at the Offer Price, subject to a six-month disposal lock-up. Chow Tai Fook Group, an existing pre-IPO investor, also agreed to subscribe for US\$50 million worth of Offer Shares at the Offer Price via Chow Tai Fook Nominee Limited, subject to a six-month disposal lock-up.

Evergrande is one of the largest developers of quality residential property projects and a leader in adopting a standardized operational model to manage its various projects in different cities across China.

Founded in Guangzhou, Guangdong Province, in 1996, Evergrande has become a leading national property developer through its economies of scale and widely recognized brand name under the leadership of its management team. Over the years, its focus on centralized management system, standardized operational model and high-quality products has allowed the Company to quickly replicate its success in Guangzhou across China.

Through its standardized operational model, Evergrande has been able to simultaneously manage projects in various development and sale stages in 24 cities with high-growth prospects, of which 17 are provincial capitals or municipalities, including Guangzhou, Tianjin, Chongqing, Shenyang, Chengdu, Wuhan, Nanjing, Xi'an, Changsha, Taiyuan and Kunming. As of 30 September, 2009, Evergrande had 38 property projects under pre-sale. The Company had a total pre-sold GFA of approximately 4.5 million sq.m. and a total contracted sales of RMB23.1 billion for the nine months ended 30 September, 2009.

Evergrande has the largest land reserves among all property developers in China, with a total GFA of approximately 51.2 million sq.m. of high-quality and low-cost land with an average cost of approximately RMB445 per sq.m.. It focuses on provincial capitals and municipalities with high-growth potentials and its land reserves cover the most provincial capitals or municipalities. Evergrande intends to continue to enhance its leadership position in China's real estate industry by capitalizing on development opportunities in high-growth areas in major provincial capitals and neighboring areas.

Commenting on the Company's business strategies, Mr. Hui Ka Yan, Chairman of Evergrande Real Estate Group Limited, said: "Going forward, we shall continue to optimize and leverage our standardized operational model, maintain a comprehensive product offering with a primary focus on residential properties, focus on product quality to enhance our brand, maintain sufficient stock of low-cost land reserves for future development needs, pursue scale and rapid property project development; and focus strategically on geographic locations with attractive demand fundamentals."

The Hong Kong Public Offering is expected to open at 9:00 am, Thursday, 22 October, 2009 and is expected to close at 12:00 noon on Wednesday, 28 October, 2009. Allotment results and the Offer Price are expected to be announced or made available on Wednesday, 4 November, 2009. Dealings in Shares on the Main Board of the SEHK are expected to commence under stock code 3333 on Thursday, 5 November, 2009.

Merrill Lynch Far East Limited and Goldman Sachs (Asia) L.L.C. are Joint Sponsors of the Global Offering. Merrill Lynch International, Goldman Sachs (Asia) L.L.C., BOCI Asia Limited and Credit Suisse (Hong Kong) Limited are Joint Global Coordinators and Joint Bookrunners of the Global Offering.

White Application Forms and Prospectuses can be obtained from any participant of the SEHK, Merrill Lynch Far East Limited, Goldman Sachs (Asia) L.L.C., BOCI Asia Limited, Credit Suisse (Hong Kong) Limited, China Everbright Securities (HK) Limited, Guotai Junan Securities (Hong Kong) Limited, Shenyin Wanguo Capital (H.K.) Limited, Taifook Securities Company Limited, Emperor Securities Limited, Sun Hung Kai International Limited and CAF Securities Company Limited or any of the designated branches of Bank of China (Hong Kong) Limited, Industrial and Commercial Bank of China (Asia) Limited, and Bank of East Asia, Limited, or on-line via the designated White Form eIPO Service Provider at www.eipo.com.hk. Applicants can also instruct the Hong Kong Securities Clearing Company Limited to effect their applications by using the yellow Application Forms or via electronic instructions.

For further information, please contact:

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Evergrande Real Estate Group Limited Financials at-a-Glance

Global Offering	:	1,614,935,000 shares (Subject to Over-allotment Option)
Offering Structure		
♦ Hong Kong Public Offering	:	161,494,000 shares (Subject to adjustment)
♦ International Offering	:	1,453,441,000 shares (Subject to adjustment and Over-allotment Option)
Proposed Offer Price Range	:	HK\$3.00 – HK\$4.00 per share
		<i>Based on Offer Price of HK\$3.00</i> <i>Based on Offer Price of HK\$4.00</i>
Market Capitalization ⁽¹⁾	:	HK\$45 billion HK\$60 billion
Profit Forecast for FY 2009		
Net forecasted consolidated profit attributable to shareholders before revaluation of investment properties		RMB417 million
Net forecasted consolidated profit attributable to shareholders after revaluation of investment properties	:	RMB1,033 million
Expected Listing Date	:	5 November, 2009 (Thursday)
Stock Code	:	3333
No. of Shares per lot		1,000

Note :

(1) The calculation of the market capitalization upon completion of the Global Offering is based on the assumption that 15,000,000,000 shares will be in issue and outstanding immediately following the completion of the Global Offering.

Trading Record

The following is a summary of the combined results of the Company for the three years ended 31 December, 2008 and the six months ended 30 June, 2009

	Year ended 31 December			Six months ended 30 September	
	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2008</u>	<u>2009</u>
	RMB million			RMB million	
Revenue	1,983.3	3,166.7	3,606.8	2,525.4	1,635.1
Gross Profit	557.0	1,221.4	1,482.4	940.1	545.3
Profit before tax	590.5	1,516.9	966.4	1,165.0	509.7
Profit for the year	325.5	1,079.1	632.4	860.6	522.4

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