

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited 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.



GUANGDONG INVESTMENT LIMITED
(粵海投資有限公司)

(Incorporated in Hong Kong with limited liability)

(Stock Code: 270)

DISCLOSEABLE AND CONNECTED TRANSACTION

ACQUISITION OF INTEREST IN PROPERTY COMPANIES IN CHINA

Reference is made to the announcement (the “**Announcement**”) of the Company dated 28 November 2011 in relation to the Acquisition. Unless otherwise indicated, terms defined in the Announcement shall have the same meaning when used in this announcement.

As indicated in the Announcement, Guangdong Teem was obtaining information in respect of the net profits or losses before and after taxation of each of the Target Companies for the two years ended 31 December 2009 and 2010. Such information is now available and is as follows (the information set out below is on an unaudited basis):

- For the year ended 31 December 2009, the net loss of Guangzhou Tianyuan was approximately RMB13 million (and it has no tax expense for that financial year). For the year ended 31 December 2010, the net profit was approximately RMB5 million (and it has no tax expense for that financial year). For the year ended 31 December 2009, the net profit before and after taxation of Guangzhou Diyuan (which is a subsidiary of Guangzhou Tianyuan) was approximately RMB50,000 and approximately RMB40,000 respectively. For the year ended 31 December 2010, the net profit of Guangzhou Diyuan was approximately RMB50,000 (and it has no tax expense for that financial year).
- For the years ended 31 December 2009 and 31 December 2010, the net loss of Guangzhou Jindongyuan was approximately RMB134 million and approximately RMB124 million respectively (and it has no tax expenses for those two financial years).

- For the years ended 31 December 2009 and 31 December 2010, the net loss of Guangdong Sancheng was approximately RMB146 million and approximately RMB114 million respectively (and it has no tax expenses for those two financial years).

By Order of the Board
HUANG Xiaofeng
Chairman

Hong Kong, 7 December 2011

As at the date of this announcement, the Board comprises three Executive Directors, Mr. HUANG Xiaofeng, Mr. ZHANG Hui and Mr. TSANG Hon Nam; seven Non-Executive Directors, Dr. CHENG Mo Chi, Moses, Mr. WU Jianguo, Ms. XU Wenfang, Mr. LI Wenyue, Mr. LI Wai Keung, Mr. SUN Yingming and Ms. ZHAO Chunxiao; and three Independent Non-Executive Directors, Dr. CHAN Cho Chak, John, Dr. the Honourable LI Kwok Po, David and Mr. FUNG, Daniel R.