



瑞安建業有限公司
SHUI ON CONSTRUCTION AND MATERIALS LIMITED
(Incorporated in Bermuda with limited liability)

FOR IMMEDIATE RELEASE

SOCAM launches US\$200 million SoTan China Real Estate I, LP targeting special situation projects in the Chinese Mainland

(Hong Kong, 7 March 2011) Shui On Construction and Materials Limited (“SOCAM”, stock code: 983) is pleased to announce the successful closing of SoTan China Real Estate I, LP (“SoTan”), a private equity vehicle investing in China’s special situation real estate market.

SoTan closed in just 14 months, amid some of the most difficult capital raising environments for real estate funds globally.

SoTan is a club of some of the world's most prestigious institutional investors in a 50-50 partnership with SOCAM, each contributing US\$ 200 million, creating a combined total of US\$400 million in equity. SoTan is jointly co-sponsored by SOCAM and TAN-EU Capital. SOCAM Asset Management (HK) Limited is the Asset Manager for the club while TAN-EU Capital is the Fund Manager.

SoTan will invest in special situation real estate projects in high-growth secondary cities in Mainland China, focusing on residential developments with mixed-use projects.

The development of special situation real estate projects in the Chinese Mainland has been a successful core business for SOCAM. Such projects often arise from a downturn in market conditions, mismanagement of projects or developers having financial difficulties. Attractive returns have been generated by bringing together SOCAM's experience in project sourcing and asset management, construction, as well as financing of projects.

In the second half of 2010, the Central Government introduced a series of austerity measures to restrict the continual upsurge in property prices. These have created a favourable environment for the acquisition of special situation assets. The partnership will identify and secure such projects in a timely manner.

Mr. Philip Wong, CEO of SOCAM, commented, “SOCAM has been actively exploring ways to expand and strengthen our portfolio in this niche area of the



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property market in the Mainland. SOCAM believes that our partnership with SoTan will provide our investors with a solid investment platform. I am confident that working with SoTan as our new vehicle can increase the momentum in our special situations business, and deliver valuable returns to our shareholders."

- End -

About Shui On Construction And Materials Limited (SOCAM)

Listed on the Hong Kong Stock Exchange in February 1997, Shui On Construction and Materials Ltd (HKSE Stock Code: 00983) is a member of the Shui On Group, and is principally engaged in property, cement and construction businesses, with operations covering strategic areas and major cities in the Chinese Mainland, Hong Kong and Macau. SOCAM is a constituent of the Hang Seng Composite Index.

SOCAM is visionary in its planning and precise in its moves. Its principal profit drivers – property development and cement production in China – are built on solid business models seeking to capitalise on, and contribute to, one of the world's fastest growing economies.

About TAN-EU Capital

TAN-EU Capital was founded in 2009 by Rachel Renucci-Tan. The company manages funds and joint ventures in partnership with the most prestigious and reputable local partners in Asia. It has a dedicated team with the principals having over 15 years of institutional real estate experience across Asia, Europe, Middle East and the US.

This press release will be posted to SOCAM's website www.socam.com.

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