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SRE GROUP LIMITED

上置集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 1207)

VOLUNTARY ANNOUNCEMENT

PROGRESS ON THE PROPOSED LISTING OF AN ASSOCIATED COMPANY

An application was made to the Singapore Exchange Securities Trading Limited (“SGX-ST”) for the proposed listing of the ordinary shares of CNTD (“Proposed Listing”), the holding company of 上海金羅店開發有限公司 (Shanghai Jinluodian Development Company Limited) (“Jinluodian”). CNTD has today lodged a preliminary prospectus with the Monetary Authority of Singapore (“MAS”) in relation to the Proposed Listing.

As the Proposed Listing may or may not proceed, Shareholders and investors are advised to exercise caution when dealing in the securities of the Company. Further announcement will be made at the appropriate time if the Proposed Listing does Proceed.

Reference is made to the announcements of SRE Group Limited (the “Company”) dated 28 November 2006, 20 December 2006 and 8 February 2007 whereby the Company announced, among other things, the possible separate listing of its interests in Jinluodian, a company primarily engaged in the planning, infrastructure development and raw land preparation of new towns in the PRC. As at the date of this announcement, the Company has a 49% interest in CNTD and CNTD, through 2 wholly-owned subsidiaries, has approximately a 72.63% effective interest in Jinluodian. Both CNTD and Jinluodian are associated companies of the Company.

An application was made to the SGX-ST for the proposed listing of the ordinary shares of CNTD, the holding company of Jinluodian. CNTD has today lodged a preliminary prospectus with the MAS in relation to the Proposed Listing.

As the Proposed Listing may or may not proceed, Shareholders and investors are advised to exercise caution when dealing in the securities of the Company. Further announcement will be made at the appropriate time if the Proposed Listing does proceed.

By order of the Board
SRE Group Limited
Lee Wai Yee
Company Secretary

Hong Kong, 5 October 2007

As at the date hereof, the board of Directors comprises ten Directors, five of whom are executive Directors, namely Mr. Shi Jian, Mr. Li Yao Min, Mr. Yu Hai Sheng, Mr. Jiang Xu Dong and Mr. Lee Wai Man; two of whom are non-executive Directors, namely Mr. Cheung Wing Yui and Mr. Jin Bing Rong; and three of whom are independent non-executive Directors, namely Mr. Yeung Kwok Wing, Mr. Geng Yu Xiu and Mr. E Hock Yap.

English names of the PRC established companies in this announcement are only translations of their official Chinese names. In case of inconsistency, the Chinese names prevail.

* *For identification purpose only*