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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)

(Stock Code: 3333)

EARLY REDEMPTION OF SENIOR NOTES DUE 2015

Reference is made to the announcement of Evergrande Real Estate Group Limited (the “**Company**”) dated 22 January 2010 (the “**2010 Announcement**”) in relation to the issuance of 13% Senior Notes due 2015 (the “**2010 Notes**”). Unless otherwise defined, capitalized terms used herein shall have the same meanings as defined in the 2010 Announcement.

The Company hereby announces that, pursuant to the terms of the indenture dated as of 27 January 2010 (as amended or supplemented from time to time, the “**2010 Indenture**”), among the Company, the entities set forth in Schedule 1 thereto, as Subsidiary Guarantors, and Citicorp International Limited, as trustee (the “**2010 Trustee**”) entered into in connection with the issuance of the 2010 Notes, the Company announces that, on 14 November 2014, it has informed the 2010 Trustee that all outstanding 2010 Notes will be early redeemed prior to maturity in full on 18 December 2014 (the “**Redemption Date**”) at a redemption price equal to 100% of the principal amount thereof, plus the Applicable Premium as of, and accrued and unpaid interest to (but not including), the Redemption Date (the “**Redemption Price**”).

The amount of accrued and unpaid interest with respect to the 2010 Notes to (but not including) the Redemption Date will be US\$50.92 on each US\$1,000 of 2010 Notes.

The amount of the Applicable Premium that will be payable with respect to such Notes on the Redemption Date will be the greater of (1) 1.00% of the principal amount of such Notes and (2) the excess of (A) the present value at the Redemption Date of 100% of the principal amount of such Note, plus all required remaining scheduled interest payments due on such Note through 27 January, 2015 (but excluding accrued and unpaid interest to the Redemption Date), computed using a discount rate equal to the Adjusted Treasury Rate plus 100 basis points, over (B) the principal amount of such Notes on the Redemption Date. Pursuant to the Indenture, the Adjusted Treasury Rate will be determined using the U.S. treasury security with a maturity comparable to the remaining term of such Notes (the “**Comparable Treasury Issue**”), the price of which will be determined in accordance with the Indenture on the third Business Day preceding the Redemption Date (the “**Comparable Treasury Price**”).

As of the date of this announcement, the principal amount of the 2010 Notes outstanding is US\$1,350,000,000. The Company will satisfy the payment of the outstanding principal amount of the 2010 Notes using cash in hand.

Upon early redemption of the outstanding 2010 Notes on the Redemption Date, all the redeemed 2010 Notes will be cancelled.

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

Hong Kong, 16 November 2014

As at the date of this announcement, the board of directors of the Company comprises nine members, of which Mr. Hui Ka Yan, Mr. Xia Haijun, Ms. He Miaoling, Mr. Tse Wai Wah, Mr. Xu Wen and Mr. Huang Xiangui are the executive Directors; and Mr. Chau Shing Yim, David, Mr. He Qi and Ms. Xie Hongxi are the independent non-executive Directors.