

ANNOUNCEMENT TO BE MADE BY THE AIM APPLICANT PRIOR TO ADMISSION IN ACCORDANCE WITH RULE 2 OF THE AIM RULES FOR COMPANIES (“AIM RULES”)

COMPANY NAME:

China Real Estate Opportunities Limited (the “Company”)

COMPANY REGISTERED OFFICE ADDRESS AND IF DIFFERENT, COMPANY TRADING ADDRESS (INCLUDING POSTCODES) :

Whiteley Chambers
Don Street
St Helier
Jersey
JE4 9WG

COUNTRY OF INCORPORATION:

Jersey

COMPANY WEBSITE ADDRESS CONTAINING ALL INFORMATION REQUIRED BY AIM RULE 26:

www.chinareo.com

COMPANY BUSINESS (INCLUDING MAIN COUNTRY OF OPERATION) OR, IN THE CASE OF AN INVESTING COMPANY, DETAILS OF ITS INVESTING STRATEGY). IF THE ADMISSION IS SOUGHT AS A RESULT OF A REVERSE TAKE-OVER UNDER RULE 14, THIS SHOULD BE STATED:

The Company’s principal objective is to achieve capital growth from a portfolio of properties in China. The Board is responsible for the Company’s investment strategy and will review it from time to time in line with market conditions.

The Company will be an active investor and will participate in both investment and development opportunities, focusing on sectors where the Treasury Holdings group has particular development expertise and a proven track record. The initial focus will be on large scale development opportunities for income producing assets such as office, logistics and retail properties and high yielding sectors such as hotels and luxury residential and leisure resorts. The projects will all incorporate high quality design, specifications and finishes.

Geographically, the Company will initially focus on Beijing and Shanghai. However, the Company will also actively seek opportunities in other cities on a selective basis.

The Company intends to concentrate its investments on the commercial as opposed to the residential sector where the Directors believe there is greater growth potential. The Directors believe that there is a relative lack of investment expertise and high quality property in the commercial sector and that the sector is less likely to be affected by Government regulation than the residential sector.

The Board comprises seven non-executive directors, the majority of which have extensive experience in commercial property investment and development.

The Company has, through its investment manager, Treasury Holdings China Limited (“THCL”), established an extensive network of contacts in China and, as a result, has conditionally agreed to acquire the following portfolio of investment and development

properties: City Centre Phases 1, 2, 3 and 5, Central Plaza and the Treasury Building, all of which are in Shanghai, Tangdao Bay which is in Qingdao and Beijing Logistics Park.

THCL has been involved in China since 2003. The management team of THCL has extensive experience in the real estate business both internationally and in China. THCL will provide a range of real estate advisory services to the Group including, at the Company's discretion, the appropriate due diligence on potential acquisitions and liaising with third party advisers in respect of the commissioning of reports for the due diligence process.

DETAILS OF SECURITIES TO BE ADMITTED INCLUDING ANY RESTRICTIONS AS TO TRANSFER OF THE SECURITIES (i.e. where known, number and type of shares, nominal value and issue price to which it seeks admission and the number and type to be held as treasury shares):

52,627,807 ordinary shares of no par value

CAPITAL TO BE RAISED ON ADMISSION (IF APPLICABLE) AND ANTICIPATED MARKET CAPITALISATION ON ADMISSION:

Capital to be raised on admission **£259** million
Market capitalisation on admission **£398** million

PERCENTAGE OF AIM SECURITIES NOT IN PUBLIC HANDS AT ADMISSION:

Approximately 40.5 per cent.

DETAILS OF ANY OTHER EXCHANGE OR TRADING PLATFORM TO WHICH THE AIM SECURITIES (OR OTHER SECURITIES OF THE COMPANY) ARE OR WILL BE ADMITTED OR TRADED:

None

FULL NAMES AND FUNCTIONS OF DIRECTORS AND PROPOSED DIRECTORS (underlining the first name by which each is known or including any other name by which each is known):

All of the directors are non-executive:

Raymond Yeoman Frederick Horney (Chairman)
Stuart Hamilton Leckie C.B.E. (Deputy Chairman)
Richard Joseph Barrett
Ian Kenneth Ling
Richard John Pirouet
Robert George Tincknell
Rory John Williams

FULL NAMES AND HOLDINGS OF SIGNIFICANT SHAREHOLDERS EXPRESSED AS A PERCENTAGE OF THE ISSUED SHARE CAPITAL, BEFORE AND AFTER ADMISSION (underlining the first name by which each is known or including any other name by which each is known):

	<i>Number of ordinary shares held prior to Admission</i>	<i>Percentage of issued ordinary share capital</i>	<i>Number of ordinary Shares held immediately following Admission</i>	<i>Percentage of issued ordinary share capital</i>
John Ronan ⁽¹⁾	10,800,000	58.7%	15,314,111	29.1%
Richard Barrett ⁽¹⁾	8,014,000	43.6%	12,528,111	23.8%

REO	4,801,000	26.1%	8,388,941	15.9%
Invesco UK Ltd	-	-	2,935,803	5.6%
Ray Horney	2,400,000	13.0%	2,750,000	5.2%
SG Securities	-	-	2,314,000	4.4%
QVT	-	-	2,000,000	3.8%

⁽¹⁾ This includes 4,801,000 Ordinary Shares prior to Admission and 8,255,941 immediately following Admission held by REO and 661,000 immediately following Admission held by Treasury Holdings

NAMES OF ALL PERSONS TO BE DISCLOSED IN ACCORDANCE WITH SCHEDULE 2, PARAGRAPH (H) OF THE AIM RULES:

None

- (i) ANTICIPATED ACCOUNTING REFERENCE DATE
- (ii) DATE TO WHICH THE MAIN FINANCIAL INFORMATION IN THE ADMISSION DOCUMENT HAS BEEN PREPARED
- (iii) DATES BY WHICH IT MUST PUBLISH ITS FIRST THREE REPORTS PURSUANT TO AIM RULES 18 AND 19:

- (i) 31 December 2007
- (ii) 31 May 2007
- (iii) 31 March 2008, 30 September 2008, 30 June 2009

EXPECTED ADMISSION DATE:

11 July 2007

NAME AND ADDRESS OF NOMINATED ADVISER:

Teather & Greenwood Limited
 Beaufort House
 15 St Botolph Street
 London
 EC3A 7QR

NAME AND ADDRESS OF BROKER:

Teather & Greenwood Limited
 Beaufort House
 15 St Botolph Street
 London
 EC3A 7QR

OTHER THAN IN THE CASE OF A QUOTED APPLICANT, DETAILS OF WHERE (POSTAL OR INTERNET ADDRESS) THE ADMISSION DOCUMENT WILL BE AVAILABLE FROM, WITH A STATEMENT THAT THIS WILL CONTAIN FULL DETAILS ABOUT THE APPLICANT AND THE ADMISSION OF ITS SECURITIES:

Teather & Greenwood Limited
 Beaufort House
 15 St Botolph Street
 London
 EC3A 7QR

DATE OF NOTIFICATION:

9 July 2007

NEW/ UPDATE:

UPDATE