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(Incorporated in the Cayman Islands with limited liability)

(Stock Code : 0917)

CONTINUING CONNECTED TRANSACTION

TENANCY AGREEMENT

On 16th October 2007, the Company entered into a tenancy agreement with NWT for lease of the Property for a term of three years commencing from 1st October 2007 to 30th September 2010.

As NWT is a wholly-owned subsidiary of NWD, the controlling shareholder of the Company, the entering into of the Tenancy Agreement constitutes a continuing connected transaction for the Company under the Listing Rules.

Given that the aggregate transaction amounts under the Tenancy Agreement and the Existing Tenancy Agreements with NWT on annual basis fall within the threshold prescribed in Rule 14A.34 of the Listing Rules, the entering into of the Tenancy Agreement is exempt from independent shareholders' approval requirement but is subject to the annual review and reporting and announcement requirements under Chapter 14A of the Listing Rules.

The Board announces that the following tenancy agreement has been entered into:-

TENANCY AGREEMENT DATED 16TH OCTOBER 2007

Landlord : NWT

Tenant : the Company

Property : Portion of 34/F., New World Tower 1, 18 Queen's Road Central, Hong Kong with gross floor area of 4,937 square feet

Term : three years commencing from 1st October 2007 to 30th September 2010 (both days inclusive)

Rental : HK\$217,228 per month, exclusive of government rates, payable in cash monthly in advance

Management fees and air-conditioning charges : HK\$22,216.50 per month (subject to adjustment by NWT)

THE CAP AMOUNT FOR THE TENANCY AGREEMENT

Based on the monthly rental, management fees and air-conditioning charges payable under the Tenancy Agreement, the maximum annual aggregate amounts payable by the Company under the Tenancy Agreement will not exceed HK\$3,200,000.

The cap amount for the Existing Tenancy Agreements

On 30th June 2005, the Company announced that it has entered into two office tenancy agreements with NWT for lease of office premises at Rooms 901-910, 9/F., New World Tower 1, 18 Queen's Road Central, Hong Kong and a portion of 33/F., New World Tower 1, 18 Queen's Road Central, Hong Kong for two years commencing from 1st July 2005. The Company had paid an aggregate amount of HK\$3,906,000

and HK\$4,034,000, respectively for the financial years ended 30th June 2006 and 30th June 2007 as rental and related charges. The figures fall within the expected maximum annual amount of HK\$4,200,000 as set out in the Company's announcement dated 30th June 2005.

On 29th June 2007, the Company announced the renewal of the above tenancies for two years commencing from 1st July 2007 by entering into the Existing Tenancy Agreements with NWT. The Board expected that the aggregate maximum amount of rental, management fees and air conditioning charges payable under the Existing Tenancy Agreements on annual basis will not exceed HK\$6,000,000.

REASONS FOR THE TRANSACTION

The purpose of entering into the Tenancy Agreement is to obtain the lease of the Property for office use by certain subsidiaries of the Company.

The terms of the Tenancy Agreement are negotiated on an arm's length basis between NWT and the Company and are on normal commercial terms. The rental of the Property has been arrived at by reference to the prevailing market rate of the similar leases in the same building. The directors of the Company (including the independent non-executive directors) consider that the Tenancy Agreement is entered into in the ordinary and usual course of business of the Company, on normal commercial term which are fair and reasonable and in the interest of the Company and its shareholders as a whole.

INFORMATION RELATING TO THE COMPANY AND NWT

The Company is principally engaged in the property development and property related investment in the People's Republic of China. NWT is a private company wholly-owned by NWD and is principally engaged in property investment in Hong Kong.

CONNECTION BETWEEN THE PARTIES

NWD is the controlling shareholder of the Company and is listed on The Stock Exchange of Hong Kong Limited under stock code 0017. NWD, together with its subsidiaries, is holding approximately 70% of the issued shares of the Company. By virtue of the fact that NWT is a wholly-owned subsidiary of NWD, the entering into of the Tenancy Agreement constitutes a continuing connected transaction for the Company under the Listing Rules. Given that the aggregate transaction amounts under the Tenancy Agreement and the Existing Tenancy Agreement on annual basis fall within the threshold prescribed in Rule 14A.34 of the Listing Rules, the entering into of the Tenancy Agreement is exempt from independent shareholders' approval requirement but is subject to the annual review and reporting and announcement requirements under Chapter 14A of the Listing Rules.

TERMS USED IN THIS ANNOUNCEMENT

Unless the context otherwise requires, capitalized terms used in this announcement shall have the following meanings:

“Board”	the board of directors of the Company
“Company”	New World China Land Limited, a company incorporated in the Cayman Islands, the shares of which are listed on The Stock Exchange of Hong Kong Limited
“Existing Tenancy Agreements”	The tenancy agreements dated 29th June 2007 entered into between the Company as tenant and NWT as landlord for lease of the office premises at Rooms 901-910, 9/F., New World Tower 1, 18 Queen's Road Central, Hong Kong and a portion of 33/F., New World Tower 1, 18 Queen's Road Central, Hong Kong
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited

“NWD”	New World Development Company Limited, a company incorporated in Hong Kong, the shares of which are listed on The Stock Exchange of Hong Kong Limited
“NWT”	New World Tower Company Limited, a company incorporated in Hong Kong, a wholly-owned subsidiary of NWD
“Property”	portion of 34/F., New World Tower 1, 18 Queen’s Road Central, Hong Kong with gross floor area of 4,937 square metres
“Tenancy Agreement”	the agreement dated 16th October 2007 entered into between the Company as tenant and NWT as landlord for lease of the Property

By order of the Board
Ngan Man-ying, Lynda
Company Secretary

Hong Kong, 16th October 2007

As at the date of this announcement, the Board comprises (a) nine executive directors, namely Dr. Cheng Kar-shun, Henry, Mr. Doo Wai-hoi, William, Mr. Cheng Kar-shing, Peter, Mr. Cheng Chi-kong, Adrian, Mr. Leung Chi-kin, Stewart, Mr. Chow Kwai-cheung, Mr. Chow Yu-chun, Alexander, Mr. Fong Shing-kwong, Michael and Ms. Ngan Man-ying, Lynda; (b) a non-executive director, namely Mr. Fu Sze-shing; and (c) three independent non-executive directors, namely Mr. Cheng Wai-chee, Christopher, Mr. Tien Pei-chun, James and Mr. Lee Luen-wai, John.