

SHENZHEN SPECIAL ECONOMIC ZONE REAL ESTATE & PROPERTIES (GROUP) CO., LTD.

Notification on Convening Annual Shareholders' General Meeting 2009

Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd. (hereinafter referred to as "the Company") and all members of its Board of Directors hereby guarantee that this public notice is factual, accurate and complete, and that it contains no false information, misleading statements or material omission.

I . Basic information of the Meeting convened

- (I) Time: 9:30 am on 28 June 2010 (Monday)
- (II) Place: the Conference Room A, 48/F, SPG Plaza, Renmin South Road, Shenzhen
- (III) Organizer: the Board of Directors of the Company
- (IV) Way to convene the Meeting: voting on site
- (V) Personnel to attend the Meeting:
 1. Shareholders holding the Company's shares as registered with the Shenzhen branch of China Securities Depository and Clearing Co., Ltd. before the close of trading on the Stock Exchange on 21 June 2010 (date of record) are eligible to attend the Meeting. Those eligible but unable to attend the Meeting for one reason or another can appoint others by a written power of attorney to attend the Meeting and exercise rights on their behalf;
 2. Directors, supervisors and senior executives of the Company;
 3. Witness lawyers engaged by the Company, etc..

II . Proposals reviewed at the Meeting

- (I) Work Report of Board of Directors for 2009
- (II) Work Report of Supervisory Committee for 2009
- (III) Profit Distribution Plan for 2009
- (IV) Annual Report 2009

For details of the above-mentioned proposals, please refer to the Annual Report 2009 and the Public Notice on Resolutions Made at the 5th Meeting of the 6th Board of Directors released on www.cninfo.com.cn dated 21 April 2010.

- (V) Financial Budget Plan for 2010

For details, please refer to the relevant public notice released by the Company on

www.cninfo.com.cn dated 8 June 2010.

(VI) Work Report of Independent Directors

For details, please refer to the relevant public notice released by the Company on www.cninfo.com.cn dated 8 June 2010.

(VII) Proposal on Appointment of CPAs Firm

For details, please refer to the public notice of resolutions made at the 6th meeting of the 6th Board of Directors released by the Company on www.cninfo.com.cn dated 8 June 2010.

(VIII) Proposal on Resignation of Independent Directors

For details, please refer to the public notice of resolutions made at the 6th meeting of the 6th Board of Directors released by the Company on www.cninfo.com.cn dated 8 June 2010.

III. How to attend the Meeting

1. Documents required: To attend the Meeting, shareholders must show their ID cards, shareholder account cards and shareholding certifications, and proxies appointed must show their ID cards, forms of proxy and shareholding certifications of the authorizers.
2. Time for registration: 9:00—12:00 a.m. and 2:00—5:00 p.m., 25 June 2010.
3. Place for registration: the Meeting Room on the 48/F of SPG Plaza, Renmin South Road, Shenzhen

IV. Matters to be attended to

1. The Meeting will last about half a day and those present will have to make their own accommodation and transportation arrangements.
2. For any other information about the Meeting, please inquire at the Secretariat of the Board of Directors of the Company.

Tel: (0755) 82293000—4718, 4715

Fax: (0755) 82294024

Form of Proxy for Use at Shareholders' General Meeting

Mr./Ms. _____ is hereby appointed to act as my/our company's proxy to attend and vote for me/our company on my/our company's behalf at the Annual Shareholders' General Meeting 2009 of Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.

Name and ID card number of the assigner:

(Business license number of the corporate shareholder)

Shareholder account number:

Number of shares held: _____ shares

Valid period:

Signature of the assignee:

ID card number of the assignee:

The proxy's votes on the proposals below are as follows: (please mark "√" in the

proper boxes)

Serial No. of proposal	Contents of proposals	Votes		
		For	Against	Abstention
1	Work Report of Board of Directors for 2009			
2	Work Report of Supervisory Committee for 2009			
3	Profit Distribution Plan for 2009			
4	Annual Report 2009			
5	Financial Budget Plan for 2010			
6	Work Report of Independent Directors			
7	Proposal on Appointment of CPAs Firm			
8	Proposal on Resignation of Independent Directors			

The proxy can cast vote(s) at his discretion if the assigner does not give any instructions on voting on the proposals.

Yes No

Signature of the proxy (your company seal is required for a corporate shareholder):

Date for assignment:

Board of Directors
Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd.
7 June 2010