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CHINA PROPERTIES INVESTMENT HOLDINGS LIMITED

中國置業投資控股有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 736)

PARTIAL EARLY REDEMPTION OF CONVERTIBLE BONDS

Reference is made to the Company's announcement dated 27 August 2010 (the "**VSA Announcement**") and the circular dated 17 September 2010 (the "**Circular**") relating to, amongst other things, the acquisition (the "**VSA**") of the entire issued share capital of Universe Prosper Limited (the "**Target Company**") such consideration to be settled partly by cash and partly by the issue of the convertible bonds with a principal amount of HK\$210,000,000 (the "**Convertible Bonds**").

On 13 October 2010 the Company announced (the "**Completion Announcement**") that the VSA was completed (the "**Completion**") and the Convertible Bonds in the principal amount of H\$210,000,000 was issued to the vendor, Star Lucky Group Limited (the "**Vendor**") on the same date, with an adjusted Conversion Price of HK\$4.25 per Consolidated Share as announced in the Completion Announcement.

Unless the context herein otherwise requires, terms used in this announcement shall have the same meanings as that in the VSA Announcement, the Completion Announcement and the Circular.

EARLY REDEMPTION OF THE CONVERTIBLE BONDS

By mutual agreement between the Company and the Vendor, the Company agreed to early redeem part of the Convertible Bonds (the "**Redemption**") in the amount of HK\$100,000,000 which shall be settled in cash by the Company. The Vendor agreed to transfer the Convertible Bonds to the Company on Redemption for cancellation in consideration for the cash payment by the Company.

The Convertible Bonds, if they had remained outstanding, would have entitled the Vendor to convert up to the convertible part of the principal amount of such Convertible Bonds, at the adjusted Conversion Price of HK\$4.25 per Share upon the capital reorganization of the Company becoming effective on 11 October 2010, into a total of 49,411,764 Consolidated Shares of HK\$0.001 each in the capital of the Company, representing approximately 55.63% and 35.75% respectively of the existing issued share capital of the Company and the issued share capital of the Company as enlarged by such issue, and would have fallen due for repayment upon maturity on 13 October 2013.

Before the Redemption, the Company has not received any notice of exercise of the conversion rights attached to the Convertible Bonds since the Completion and no Shares were issued pursuant to the conversion of the Convertible Bonds.

Following and as a result of the Redemption and the cancellation of the redeemed Convertible Bonds, the outstanding amount due by the Company to the Vendor under the Convertible Bonds will be HK\$110,000,000.

The amount to be paid to the Vendor on Redemption shall be paid to the Vendor on or before 31 January 2011 and the Company intends to settle the same out of the proceeds from the placing of the convertible bonds of up to the principal amount of HK\$100,000,000 detailed in the Company's announcement dated 20 September 2010. In light of the discrepancy between the Conversion Price and the par value of the Shares of the Company, the Company decided to redeem the Convertible Bonds to reduce its debt position on the balance sheet and its ongoing servicing costs.

By Order of the Board
China Properties Investment Holdings Limited
Xu Dong
Chairman

Hong Kong, 16 November 2010

As at the date of this announcement, the executive Directors are Mr. Xu Dong and Mr. Au Tat On, the non-executive Director is Ms. Yu Wai Fong and the independent non-executive Directors are Mr. Lam Man Yui, Mr. Lai Wai Yin, Wilson and Ms. Cao Jie Min.

* *For identification purpose only*