



STRATEGIC FINANCIAL RELATIONS (CHINA) LIMITED
縱橫財經公關顧問(中國)有限公司
【For immediate release】



五礦建設有限公司
MINMETALS LAND LIMITED

**MINMETALS LAND WORKS WITH PRAMERICA
REAL ESTATE INVESTORS (ASIA) PTE. LTD.
ON REAL ESTATE PROJECT IN HEXI NEW CITY ZONE, NANJING
EXPANDS LAND BANK STEPS UP DEVELOPMENT IN KEY CITIES**

(Hong Kong, 25 September 2008) – Minmetals Land Limited (“Minmetals Land” or the “Company”) (Stock code: 230) announced that its wholly-owned subsidiary will set up a joint venture (the “JV”) with a real estate fund which is managed by Pramerica Real Estate Investors (Asia) Pte. Ltd. (the “Fund”) to develop a parcel of land (Lot Number: 2008G16) in Hexi new city zone, Nanjing, the PRC acquired earlier through a wholly-owned subsidiary of its parent company, China Minmetals Corporation (“China Minmetals”). The move will enhance the Company’s real estate development business in Nanjing as well as in the PRC.

The land was acquired by China Minmetals at an auction organized by the Bureau of Land Resources Nanjing at a total consideration of RMB830 million (HK\$940 million) on 25 June 2008, and earmarked for development by the JV, through foreign investment merger and acquisition by way of capital expansion. According to a report from an independent Hong Kong property valuer, the land worths approximately RMB900 million (HK\$1,030 million). China Minmetals acquired this land and sold to the Company at cost, in which Minmetals Land leveraged the scale and brand advantage of its parent company in the PRC. This move has evidenced the unique role of the Company as the sole listed property flagship arm of its parent company, China Minmetals.

According to the related agreement, the off-shore joint venture will be owned as to 51.47% by Minmetals Land and 48.53% by the Fund. The two parties each will invest approximately RMB500 million around early 2009 to acquire 98.88% equity interests in the project company from China Minmetals by way of capital expansion. The JV will be responsible for the development and management of the land in Hexi new city zone, Nanjing and Minmetals Land will be the project manager.

The 70,833 sq. m. land is strategically located in Hexi new city zone, Nanjing. It will be developed into a residential project of a gross floor area of about 170,000 sq. m. With a thriving economy, Nanjing is among the 10 most competitive cities in the country. It has a prospering property market, with residential property price rising at 8% each year in the past two years, promising enormous development potential. The Hexi new city zone is an extension of the main urban area of Nanjing, with the advantages of magnificent river view and transportation convenience and growth supported by the local government. Also, being next to the main city area, the district is fast becoming a new shopping spot for consumers. Furthermore, with more and more municipal and provincial authorities moving into the district, it has become an area with political, economic and cultural supremacy ideal for developing high-end residential projects.

Mr. He Jianbo, the Managing Director of Minmetals Land, said, "This project has not only allowed the Company to restructure its real estate operation, but is also an important step in the Company's plan to strategically expand in the Nanjing property market. The macroeconomic austerity measures that have been implemented by the government have sent the property market gradually into a healthy and rational path. We believe this is the right time for land acquisition. Following the Nanjing Jiangning and Changsha Muyun projects in city suburb, this project is the Group's first project in the main city area of a second-tier city. We have established a strong and professional management team when developing the Laguna Bay Project earlier. It has thorough understanding of regional markets and has built a good image for the "Minmetals" brand in the market. Apart from agreeing with our regional development strategy which is to focus on development in a market where we already have strong resources, the acquired land will help to enlarge our land bank and enhance our development advantage in Yangtze River Delta."

Mr. Charles Lam, Managing Director – North Asia (excluding Japan) of Pramerica Real Estate Investors, said, "We are very glad to be able to work with Minmetals Land on this Nanjing project, and this cooperation is certainly an important milestone for Pramerica's development in the China market. Minmetals Land enjoys the benefits as a Hong Kong-listed company as well as its strong support from China Minmetals, while Pramerica possesses a long and well-established history in the global real estate fund management and investment. We strongly believe that, capitalizing on our profound experience in the real estate development and capital investment, this strategic corporation would bring synergies to both parties, thus reaching a win-win situation."

To date, all residential units of **The Grand Panorama** project in Zhuhai, the PRC, are sold out and related revenue estimated at about HK\$900 million will be booked in the second half of 2008. As for the pre-sale of phase one units of the **Laguna Bay** project in Nanjing, over 80% of them were at the average selling price of approximately RMB5,100 per sq.m., generating cash flow of approximately HK\$140 million for the Company. Construction of phase II of the Laguna Bay project will commence in the third quarter this year. First part of the construction work of phase I of **LOHAS International Community Project** in Changsha, the PRC, has started.

Mr. He concluded, "Even though under the pressure of adjustment in the PRC property market, we are still optimistic about its future development potential. Looking ahead, with the strong support from our controlling shareholder and the leadership from our seasoned management team, we will continue to enhance the value of the "Minmetals" brand, extend and strengthen our influence and competitiveness in the property industry in the PRC. We expect that through the closer cooperation with and support from China Minmetals, our parent company, we will be able to generate better returns for our shareholders."

~End~

Corporate Information

About Minmetals Land Limited

Minmetals Land Limited is a subsidiary and the Hong Kong-listed real estate development flagship company of China Minmetals Corporation. Minmetals Land focuses on real estate development and specialised construction businesses. Currently, its real estate development business covers the Pearl River Delta, Yangtze River Delta and the central regions while the specialised construction business that based in Shanghai has coverage in fifteen provinces and cities in the country.

About China Minmetals Corporation

Established in 1950, China Minmetals Corporation is a large-scale international conglomerate focusing on metals, minerals, real estates development and logistics services with a worldwide sales network. It is a leading State-owned enterprise under the direct management of State-owned Assets Supervision and Administration Commissions of the State Council. In 2007, its total revenue reached approximately USD21.8 billion, placing it 13th among the top 500 companies in China. It has been selected by the US Fortune Magazine in July 2008 as the world top 500 enterprises, ranking 412. China Minmetals Corporation is the ultimate controlling shareholder and China Minmetals H.K. (Holdings) Ltd. is the intermediate controlling shareholder, which holds approximately 67.93% of the issued shares of Minmetals Land.

About Pramerica Real Estate Investors

Pramerica Real Estate Investors is the real estate investment management business of Pramerica Financial. Pramerica Real Estate Investors is a leader in the global real estate investment management business, offering a broad range of investment vehicles that invest in private and public market opportunities in the United States, Europe, Asia, and Latin America. Headquartered in Parsippany, NJ, Pramerica has offices in Atlanta, Chicago, Miami, San Francisco, Amsterdam, Delhi, Istanbul, London, Lisbon, Madrid, Milan, Munich, Paris, Zurich, Luxembourg, Singapore, Hong Kong, Tokyo, Mexico City, and Rio de Janeiro. As of 31 March 2008, Pramerica Real Estate Investors managed US\$45.1 billion in gross real estate assets on behalf of over 400 clients worldwide and is ranked among the largest real estate investment managers globally.

For press enquiries:

Strategic Financial Relations (China) Limited

Ms Elaine Chan Tel: 2864 4835
Ms Katie Kung Tel: 2864 4830 / 6137 4162
Ms. Annie Choi Tel: 2864 4837 / 9627 0563

Email: elaine.chan@sprg.com.hk
Email: katie.kung@sprg.com.hk
Email: annie.choi@sprg.com.hk