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SOHO CHINA LIMITED

SOHO 中國有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 410)

ANNOUNCEMENT

SALES AND OPERATIONAL PERFORMANCE OF THE FOURTH QUARTER, 2009

- This announcement is made regarding the voluntary disclosure of the sales and operational performance of SOHO China Limited (“Company” or “the Company”) and its subsidiaries (collectively “Group” or “the Group”) for the twelve months ended 31 December 2009.
- In the fourth quarter of 2009, the Group has achieved unaudited contract sales of approximately RMB 5.2 billion. In 2009, the Group achieved unaudited contract sales of approximately RMB 13.1 billion, an YOY growth of 70%.
- In the fourth quarter of 2009, the Group made acquisitions of SOHO Nexus Centre with a consideration of approximately RMB 2.34 billion, for a total GFA of approximately 103,340 square meters. During the year, the Group made four acquisitions in total with total consideration of approximately RMB 10.6 billion (an YOY growth of 65%), adding commercial land bank of approximately 740,000 square meters in city centers of Beijing and Shanghai (an YOY growth of 50%).
- In the fourth quarter of 2009, Sanlitun SOHO Phase I was completed, with a total GFA of approximately 205,000 square meters.

UNAUDITED SALES PERFORMANCE

In the fourth quarter of 2009, the Group has achieved unaudited contract sales of approximately RMB 5.2 billion. For the twelve months ended 31 December 2009, the Group achieved unaudited contract sales of approximately RMB 13.1 billion, an YOY growth of 70%. The contract sales came from four of our projects, Sanlitun SOHO, Chaoyangmen SOHO phase I&II, Beijing SOHO Residences and ZhongGuanCun SOHO.

Project	Contract Sales 4th Quarter 2009			Contract Sales 2009		
	Amount (RMB million)	Area* (sq.m.)	Average Price* (RMB/sq.m.)	Amount (RMB million)	Area* (sq.m.)	Average Price* (RMB/sq.m.)
Sanlitun SOHO	3,986	97,026	41,081	8,589	181,238	47,390
Chaoyangmen SOHO I(block sale)	-	-	-	1,221	46,394	25,823
Chaoyangmen SOHO II	231	5,462	42,306	1,360	30,399	44,741
Beijing SOHO Residences	680	15,963	42,619	788	18,590	42,406
ZhongGuanCun SOHO	276	8,484	32,587	1,201	32,551	36,910

* Contract sales area and average price exclude that of car parks in the projects.

From our pre-sale launch in July 2008 until end of fourth quarter 2009, Sanlitun SOHO achieved total pre-sale amount of approximately RMB 15.5 billion. That represents 91% of total saleable areas (excluding car parks).

NEWLY-ADDED LANDBANK

On 18 November 2009, the Group made acquisition of Nexus Centre at a consideration of approximately RMB 2.34 billion.

Nexus Centre is a 37-storey office and retail complex located at East Third Ring Road, Beijing, the PRC. It is a completed grade-A building with a total GFA of 103,340 square meters and a total above ground saleable GFA of 82,165 square meters. It is located at the busiest part of East Third Ring Road, Beijing, and directly adjacent to both Beijing CBD and Sanlitun. With direct access to the No. 0 Subway Line, it is convenient in every direction. The Group renamed it as "SOHO Nexus Centre" after completion of the acquisition.

In 2009 the Group made four acquisitions with total consideration of approximately RMB 10.6 billion, adding commercial land bank of approximately 740,000 square meters in city centres of Beijing and Shanghai, a YOY growth of 65% and 50% respectively.

Project	Amount (RMB million)	GFA (sq.m.)
Tiananmen South (Qianmen)	1,768	54,691
The Exchange - SOHO	2,450	80,509
Wang Jing Plot B29	4,000	500,000
SOHO Nexus Centre	2,340	103,340
Total	10,558	738,540

COMPLETION OF SANLITUN SOHO PHASE I

In the fourth quarter of 2009, Sanlitun SOHO Phase I was completed, with a total GFA of approximately 205,000 square meters, including 3 retail podiums and 5 office towers.

By order of the Board
SOHO China Limited
Pan Shiyi
Chairman

Beijing, the PRC, 5 January 2010

As at the date of this announcement, the executive directors of the Company are Mr. Pan Shiyi, Mrs. Pan Zhang Xin Marita, Ms. Yan Yan and Mr. Wang Shaojian, Sean; and the independent non-executive directors of the Company are Dr. Ramin Khadem, Mr. Cha Mou Zing, Victor and Mr. Yi Xiqun.