



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, 2010

- 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 period ended 31 December 2010.
- In the fourth quarter of 2010, the Group achieved unaudited contract sales of approximately RMB 5.5 billion. In the year of 2010, the Group achieved unaudited contract sales of approximately RMB 23.8 billion, a YOY growth of 82%.
- In the fourth quarter of 2010, the Group made acquisitions of:
 - 48.4761% equity interest of the project company of Fuxinglu SOHO at a consideration of approximately RMB 1.21 billion. Total GFA of Fuxinglu SOHO is approximately 137,442 square meters;
 - Zhongguan Building at a consideration of approximately RMB 1.16 billion. Total GFA of Zhongguan Building is approximately 42,638 square meters.

UNAUDITED SALES PERFORMANCE

In the fourth quarter of 2010, the Group achieved unaudited contract sales of approximately RMB 5.5 billion. For the twelve months ended 31 December 2010, the Group achieved unaudited contract sales of approximately RMB 23.8 billion, a YOY growth of 82%.

Project	2010 Full Year Contract Sales		
	Amount (RMB million)	Area (sq.m.)	Average selling price (RMB/sq.m.)
Galaxy SOHO	14,637	209,545	69,274
The Exchange-SOHO	3,816	58,963	64,721
SOHO Nexus Center	3,550	77,748	45,365
Others	1,806	48,733	36,332
Total	23,810	394,990	59,824

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

NEWLY-ADDED LANDBANK

On 12 October 2010, the Group made acquisition of 48.4761% equity interest of the project company of Land Lot No. 43 in Shanghai Lu Wan District (later named as Fuxinglu SOHO) at a consideration of approximately RMB 1.21 billion. The Group plans to commence further discussion with the vendor as to the acquisition of the remaining 51.5239% equity interest at the same consideration calculated under the Cooperative Framework Agreement.

Fuxinglu SOHO is situated in the center of the Huai Hai Road commercial district with direct access to subway line 10 and subway line 13 (under construction). It is situated next to Huai Hai Road Central, the most vibrant and cosmopolitan commercial street in Shanghai, and Shanghai Xintiandi that has the most lively commercial atmosphere. The land is for commercial and office use, with total planned GFA of 137,442 square meters, including 72,467 square meters above ground office and commercial area and 64,975 square meters underground commercial area and auxiliary car parks.

On 30 December 2010, the Group made acquisition of Zhongguan Building at a consideration of approximately RMB 1.16 billion. The building has an estimated total GFA of 42,638 square meters, including 31,031 square meters salable office area. The majority construction of the building has been completed and full completion is estimated to be in the second half of 2011.

Zhongguan Building is situated at the center of Zhongguancun, a dynamic commercial center in Beijing that is known as the most advanced high-tech center of China. It is in close proximity to Zhongguancun SOHO, another project of the Group in Zhongguancun.

By order of the Board
SOHO China Limited
Pan Shiyi
Chairman

Beijing, the PRC, 5 January 2011

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 Ms. Tong Ching Mau; and the independent non-executive directors of the Company are Dr. Ramin Khadem, Mr. Cha Mou Zing, Victor and Mr. Yi Xiqun.