



## **FIRE INCIDENT AT J-EXPO**

The Board of Directors (the “Board”) of CentraLand Limited (the “Company” or “CentraLand”) wishes to inform shareholders that a fire had occurred on the second level of the Company’s recently completed commercial building J-Expo (金智•万博商城) in Zhengzhou City, Henan Province, on the evening of May 18, 2009. The fire was put out the same night and no injuries were reported.

The local fire safety department is investigating the incident, and the cost of the fire damage is currently being evaluated. According to preliminary reports from the local authorities, the fire was caused by unauthorised renovation works commissioned by a subsidiary proprietor in a retail unit located on the second level of J-Expo.

Based on initial assessment, the second level area affected by the fire represents approximately 1,000 sq m or less than 2% of J-Expo’s aggregate saleable gross floor area (“GFA”) of 65,890 sq m.

J-Expo, a commercial development for the wholesale of commodities, has an aggregate saleable GFA of approximately 65,890 sq m, comprising six storeys of 2,560 retail units and seven storeys of 192 office units. As at March 31, 2009, the Company has delivered a total of 1,952 retail units and 130 office units, which represented approximately 69.3% of J-Expo’s saleable GFA.

As at May 15, 2009, the Company has 5 unsold retail units located on the second level, and is looking into insurance compensation for the affected units.

As the bulk of the Company's unsold retail units are not located on the second level, the Company does not expect the fire incident in J-Expo to significantly affect the rate of delivery of the units contracted for sale as well as its leasing income.

Based on the information available and our management's preliminary assessment, the Board expects that there will be no material impact on the Company's financials for the current financial year. We will provide further updates regarding this incident as and when additional material information is available.

BY ORDER OF THE BOARD

Yan Tao (阎涛)

Chief Executive Officer of CentraLand Limited

20 May 2009

*Boulton Capital Asia Pte. Limited is the issue manager for CentraLand's initial public offering. The Issue Manager assumes no responsibility for the contents of this announcement.*