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SUN CENTURY GROUP LIMITED

太陽世紀集團有限公司*

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1383)

LAPSE OF THE DISPOSAL AGREEMENT

Reference is made to the announcements (the “**Announcements**”) of Sun Century Group Limited (the “**Company**”) dated 13 April 2012, 30 April 2012, 29 June 2012 and 31 June 2012 in relation to, inter alia, the proposed disposal of Shenzhen Properties and the entire issued share capital of Shenzhen Gang Long City Commercial Management Company Limited (the “**Disposal**”) which constitutes a very substantial disposal for the Company under The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. Capitalised terms used herein shall have the same meanings as those defined in the Announcements unless the context requires otherwise.

Under the conditional agreement dated 27 March 2012 entered into between the Purchaser, the Vendor and the Confirming Party (as supplemented and amended by supplemental agreements made between the same parties on 30 April 2012 and 29 June 2012) in respect of the Disposal (the “**Disposal Agreement**”), if the Conditions Precedent are not fulfilled on or before 30 September 2012, the Disposal Agreement and the transactions contemplated thereunder shall terminate and be null and void and of no further effect and no parties thereto shall have any liability to any other party, save for any antecedent breaches.

The Directors wish to announce that, as at 30 September 2012, due to certain Conditions Precedents (including Hong Long Property having to complete all procedures in relation to the injection of the Injection Properties into the Target Company) had yet to be fulfilled (or waived by the Purchaser) and accordingly, the Disposal Agreement has now lapsed.

* For identification purpose only

The Board considers that the lapse of the Agreement will not have any material adverse impact on the business or financials of the Group.

By order of the Board
Sun Century Group Limited
Chau Cheok Wa
Chairman

Hong Kong, 3 October 2012

As at the date of this announcement, the executive Directors are Mr. CHAU Cheok Wa, Ms. YEUNG So Mui, Ms. CHENG Mei Ching, Ms. YEUNG So Lai and Mr. QIU Bin; and the independent non-executive Directors are Mr. TOU Kin Chuen and Dr. WU Kam Fun Roderick