

**To the Business Editor  
For Immediate Release**

**CITIC Capital's Third Real Estate Fund  
Attracts Diverse Investors**

(Hong Kong, 17 January 2008) CITIC Capital Holdings Limited ("CITIC Capital") today announced that it has completed the first round of its third real estate fund, CITIC Capital China Real Estate Investment Fund III, of US\$280 million from a diverse base of institutional investors.

Investors from Europe, US, Middle East and Japan are attracted to the company's third real estate fund, which targets to raise a total of US\$500 million. Mr. Stanley CHING, Managing Director and Head of CITIC Capital's Real Estate arm, said the fund would focus on project developments in the first and second tier cities in China and also acquisition of completed or near-completed commercial properties, with a view to add value to distressed properties. He said the fund would for the first time, eye for any equity investments in leading local developers with IPO potential.

Mr. Yichen ZHANG, Chief Executive Officer of CITIC Capital, said: "We are delighted that global investors have great confidence in our strong expertise in sourcing and executing China-focused real estate investment opportunities. We will continue to build on our success track record to deliver strong returns, as demonstrated in the first two real estate funds. Our professional team in Hong Kong and Shanghai combines experts with strong experience in the real estate industry, investment, engineering as well as property management. They will continue to help realize investment potentials and support our growth."

About CITIC Capital Holdings Limited

Founded in 2002, CITIC Capital Holdings Limited is a leading China-focused investment management and advisory firm. We manage over US\$1.6 billion of capital from a diverse base of global investors. Our core businesses include Private Equity, Asset Management, Real Estate, Structured Finance and Special Situation Investment. Our firm combines deep knowledge of the China business and financial markets with world-class investment expertise in order to create value for investors.

We are part of the CITIC Group, one of China's largest and most comprehensive conglomerates focusing on financial services. Our founding investors are CITIC Pacific Limited (HKEx: 267) and CITIC International Financial Holdings Limited (HKEx: 183), both of which are listed companies in Hong Kong and each holds a 50% stake in CITIC Capital. We currently have over 150 employees located in offices in Hong Kong, Shanghai, Beijing, Tokyo and New York.

For media enquiries, please kindly contact:

Cindy Tam  
Vice President  
Corporate Relations  
CITIC Capital Holdings Limited  
Tel: (852) 2237 6413  
Fax: (852) 2169 3636  
Email: [cindytam@citiccapi.com](mailto:cindytam@citiccapi.com)