



## CENTURY BRIDGE

100 Crescent Ct Suite 450 Dallas, Tx 75201

p 214.270.2121 f 214.468.8870

### **CENTURY BRIDGE CAPITAL MAKES \$19.0 MILLION INVESTMENT IN A RESIDENTIAL DEVELOPMENT IN XIAN, CHINA**

**Beijing, China and Dallas, Texas – December, 2009** – Century Bridge Capital today announced that it has closed on an investment in a middle-income residential real estate project in Xian, China. Century Bridge has invested \$19.0 million in the project. The remaining equity was contributed by Jia Heng Real Estate, a Beijing-based residential real estate development company. The total equity in the transaction is \$41.4 million.

The project's total land area is approximately 500,000 square feet, with a total buildable area of approximately 2.3 million square feet. The development will be comprised of over 1,500 residential units in 11 high-rise towers and will include underground parking, an athletic facility, a community kindergarten, and supporting service retail. The development is strategically located adjacent to Xian's fast growing High Tech Development Zone. Xian, a significant Second tier Chinese city, has a population of approximately 8.3 million people and has averaged 13% annual growth over the past seven years. Construction will commence immediately and Century Bridge expects the entire construction and sales cycles to last approximately 30 months.

The transaction is structured as a joint venture between Century Bridge Capital and Jia Heng Real Estate. Jia Heng will run the day to day operations of the development, while Century Bridge will play an active role in the management, with board representation and significant control rights over major decisions and key management appointments.

"Century Bridge Capital is delighted to partner in this project with Jia Heng Real Estate," said Tom Delatour, Chief Executive Officer of Century Bridge Capital. "This investment is part of our overall strategy to invest in China's middle income, residential real estate sector, which we believe will experience outstanding growth for many years – especially in China's developing second and third tier cities like Xian," Delatour added.

#### **About Century Bridge Capital**

Century Bridge Capital is a private equity firm with offices in Beijing, China and Dallas, Texas. The firm is focused exclusively on investments in the middle-income, residential real estate sector in China's fast growing second and third tier cities. For more information, please visit our website at [www.centurybridge.com](http://www.centurybridge.com).

Contact: Jeff Tucker  
Century Bridge Capital  
(214) 270-2121

###