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KINGDEE INTERNATIONAL SOFTWARE GROUP COMPANY LIMITED

金蝶國際軟件集團有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock code : 268)

## ACQUISITION OF LAND-USE RIGHTS

The Board refers to the announcement dated 3 April 2008 and the circular dated 24 April 2008 in relation to the Project Agreement. Pursuant to the Project Agreement, the Company, through Kingdee China, entered into the Land-use Rights Transfer Agreement on 29 April 2008 with the Owner in respect of the Land-use Rights of the Land.

The Board refers to the announcement dated 3 April 2008 (the "**Announcement**") and the circular dated 24 April 2008 (the "**Circular**") in relation to the Project Agreement. Pursuant to the Project Agreement, the Company, through Kingdee China, entered into the Land-use Rights Transfer Agreement on 29 April 2008 with the Owner in respect of the Land-use Rights of the Land.

### Payment Terms

The consideration for the transfer of the Land-use Rights is RMB70,511,809.95 (the "**Consideration**") and is payable by Kingdee China in the following manner:

- (i) a sum of RMB56,409,447.96, representing 80% of the Consideration, is payable within 10 business days from the date of the Land-use Rights Transfer Agreement, and
- (ii) the remaining sum of RMB14,102,361.99 is payable within 10 business days from the date the land-use rights certificate is issued and received by Kingdee China.

### Definitions

Unless the context requires otherwise, the following words and phrases used in this announcement have the following meanings:

"Board" : the board of Directors

"Company"	: Kingdee International Software Group Company Limited (金蝶國際軟件集團有限公司), a company incorporated in the Cayman Islands with limited liability and the shares of which are listed on the main board of the Stock Exchange
"Directors"	: the directors of the Company
"Group"	: the Company and its subsidiaries;
"Independent Third Party"	: A person who is independent of and not connected with the Company and the connected persons of the Company
"Kingdee China"	: Kingdee Software (China) Co., Ltd, a company incorporated in the PRC with limited liability
"Land"	: The parcel of land located at Mapo Area, Shunyi District, Beijing (北京市順義區新城馬坡組團)
"Land-use Rights"	: The land-use rights in respect of the Land for a term of 40 years, from the date of the Land-use Rights Transfer Agreement
"Land-use Rights Transfer Agreement:"	: The land-use rights transfer agreement entered into between the Owner and the Company in relation to the transfer of the Land-use Rights dated 29 April 2008
"Owner"	: Beijing Shun'ao Investment Centre (北京順奧投資中心), owner of the Land-use Rights, an entity set up by the Beijing Shunyi Management Committee of Olympic Venues (北京市順義區奧運場館管理委員會), which in turn was set up by the government of Shunyi District, Beijing (北京市順義區人民政府). To the best of the Directors' knowledge, information and belief having made all reasonable enquiry, the Owner is an Independent Third Party
"Project Agreement"	: the Project Agreement dated 3 April, 2008 entered into between the Regulatory Commission and the Company.
"PRC"	: the People's Republic of China
"RMB"	: Renminbi, the lawful currency of the PRC
"Stock Exchange"	: The Stock Exchange of Hong Kong Limited

By order of the Board  
**Kingdee International Software Group  
Company Limited.**  
**Xu Shao Chun**  
*Chairman*

Hong Kong, 30 April, 2008

*As at the date of this announcement, the Board comprises Mr. Xu Shao Chun (Chairman of the Board), Mr. Ho Ching-hua (Chief Executive Officer) and Mr. Chen Deng Kun as executive directors; Mr. James Ming King and Mr. Charles Po-Shun Wu as non-executive directors; and Ms. Yang Zhou Nan, Mr. Wu Cheng, Mr. Yeung Kwok On and Mr. Gary Clark Biddle as independent non-executive directors.*

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