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**港龍中國地產**  
GANGLONG CHINA PROPERTY

**Ganglong China Property Group Limited**

**港龍中國地產集團有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 6968)**

## **PROPOSED ISSUE OF SENIOR NOTES**

### **THE PROPOSED NOTES ISSUE**

The Company proposes to conduct an international offering of guaranteed U.S. Dollar denominated senior fixed rate notes.

Completion of the Proposed Notes Issue is subject to, among others, market conditions and investors' interest. The Notes are proposed to be guaranteed by the Subsidiary Guarantors. As at the date of this announcement, the principal amount, the interest rate, the payment date and certain other terms and conditions of the Proposed Notes Issue are yet to be finalised. Upon finalising the terms of the Notes, it is expected that Guotai Junan International, CMB International, Seazen Resources, China Vered Financial, Glory Sun Financial, HeungKong Financial, Huajin Securities (International) Limited, the Company and the Subsidiary Guarantors will enter into the Purchase Agreement.

The Notes have not been, and will not be, registered under the Securities Act. The Notes are being offered outside the United States in offshore transactions in accordance with Regulation S under the Securities Act, and may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. None of the Notes will be offered to the public in Hong Kong.

MiFID II professionals/ECPs-only/No PRIIPs KID – Manufacturer target market (MiFID II product governance) is eligible counterparties and professional clients only (all distribution channels). **No PRIIPs key information document (KID) has been prepared as not available to retail in EEA or the United Kingdom.**

## LISTING

Application has been made to the SGX-ST for the listing and quotation of the Notes on the SGX-ST. The SGX-ST assumes no responsibility for the contents of this announcement. Approval in-principle from, admission to the Official List of, and listing and quotation of the Notes on, the SGX-ST are not to be taken as an indication of the merits of the Notes, the Company, the Subsidiary Guarantees and the JV Subsidiary Guarantees (if any).

## GENERAL

As no binding agreement in relation to the Proposed Notes Issue has been entered into as at the date of this announcement, the Proposed Notes Issue may or may not materialise. Investors and shareholders of the Company are urged to exercise caution when dealing in the securities of the Company. A further announcement in respect of the Proposed Notes Issue will be made by the Company should the Purchase Agreement be signed.

## DEFINITIONS

In this announcement, the following expressions shall have the meanings set forth below unless the context requires otherwise:

“Board”	the board of Directors
“China Vered Financial”	China Vered Securities Limited
“CMB International”	CMB International Capital Limited
“Company”	Ganglong China Property Group Limited, an exempted company incorporated under the laws of Cayman Islands with limited liability, the shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 6968)
“Directors”	the directors of the Company
“EEA”	the European Economic Area
“Glory Sun Financial”	Glory Sun Securities Limited

“Guotai Junan International”	Guotai Junan Securities (Hong Kong) Limited
“HeungKong Financial”	HeungKong Securities Limited
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Huajin Securities (International) Limited”	Huajin Securities (International) Limited
“JV Subsidiary Guarantees”	limited recourse guarantees given by the JV Subsidiary Guarantors on the Notes
“JV Subsidiary Guarantors”	certain subsidiaries of the Company, other than the Subsidiary Guarantors, that guarantee the Company’s obligations under the Notes
“MiFID II”	the Markets in Financial Instruments Directive (II) (2014/65/EU), as amended
“Notes”	the guaranteed U.S. Dollar denominated senior fixed rate notes to be issued by the Company
“PRC”	the People’s Republic of China, excluding Hong Kong, Macau Special Administrative Region and Taiwan for the purpose of this announcement
“PRIIPs”	Packages retail investment and insurance products (as defined by Regulation (EU) No 1286/2014, as amended)
“Proposed Notes Issue”	the proposed issue of the Notes by the Company
“Purchase Agreement”	the agreement proposed to be entered into by and among Guotai Junan International, CMB International, Seazen Resources, China Vered Financial, Glory Sun Financial, HeungKong Financial, Huajin Securities (International) Limited, the Company and the Subsidiary Guarantors in relation to the Proposed Notes Issue
“Seazen Resources”	Seazen Resources Securities Limited
“Securities Act”	the United States Securities Act of 1933, as amended
“SGX-ST”	Singapore Exchange Securities Trading Limited
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Subsidiary Guarantees”	the guarantees to be provided by the Subsidiary Guarantors in respect of the Notes

“Subsidiary Guarantors” certain existing subsidiaries of the Company which provide guarantees for the Notes

“U.S. Dollars” or “US\$” United States dollar(s), the lawful currency of the United States

“United States” the United States of America

By Order of the Board  
**Ganglong China Property Group Limited**  
**Lui Wing Wai**  
*Chairman and executive Director*

25 November 2020

*As of the date of this announcement, the executive directors of the Company are Mr. Lui Wing Wai (Chairman), Mr. Lui Jin Ling, and Mr. Lui Chi Chung Jimmy. The non-executive directors of the Company are Mr. Lui Wing Mau and Mr. Lui Wing Nam. The independent non-executive directors of the Company are Mr. Wan Ho Yin, Mr. Guo Shaomu, and Ms. Tang Lo Nar.*