

NOT FOR DISTRIBUTION IN THE UNITED STATES

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

This announcement is for information purposes only and does not constitute an invitation or a solicitation of an offer to acquire, purchase or subscribe for securities or an invitation to enter into an agreement to do any such things, nor is it calculated to invite any offer to acquire, purchase or subscribe for any securities.

This announcement is not an offer of securities for sale or the solicitation of an offer to buy securities in the United States or in any country or jurisdiction in which any such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such country or jurisdiction. Neither this announcement nor any copy hereof may be taken into or distributed in the United States. Securities may not be offered or sold in the United States absent registration or an exemption from registration. The Company has not registered and does not intend to register any of the Notes in the United States.

NOTICE OF LISTING ON THE STOCK EXCHANGE OF HONG KONG LIMITED

FRANSHION INVESTMENT LIMITED

(Incorporated in the British Virgin Islands with limited liability)

US\$500,000,000 4.70% GUARANTEED NOTES DUE 2017

(Stock Code: 4578)

unconditionally and irrevocably guaranteed by



方興地產

FRANSHION PROPERTIES (CHINA) LIMITED

方興地產（中國）有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 00817)

Joint Bookrunners and Joint Lead Managers

**The Royal Bank
of Scotland**

Deutsche Bank

J.P. Morgan

**Standard
Chartered Bank**

Application has been made to The Stock Exchange of Hong Kong Limited for the listing and permission to deal in the guaranteed notes due 2017 in the initial aggregate principal amount of US\$500,000,000, bearing interest at the rate of 4.70% per annum (the “Notes”) to be issued by Franshion Investment Limited by way of debt issue to professional investors only and guaranteed by Franshion Properties (China) Limited, as described in the offering circular dated 19 October 2012. The listing and permission to deal in the Notes is expected to become effective on or around 29 October 2012.

By order of the board of
Franshion Properties (China) Limited
LUO Dongjiang
Chairman

Hong Kong, 29 October 2012

As at the date of this announcement, the directors of the Company are Mr. HE Cao (Vice Chairman), Mr. LI Congrui and Mr. HE Binwu as Executive Directors; Mr. LUO Dongjiang (Chairman), Ms. LI Xuehua (Vice Chairman) and Mr. LI Xin as Non-executive Directors; Mr. LAU Hon Chuen, Ambrose, Mr. SU Xijia and Mr. LIU Hongyu as Independent Non-executive Directors.