

Unless otherwise defined herein, capitalised terms in this announcement shall have the same meanings as those defined in the prospectus dated June 29, 2020 (“**Prospectus**”) issued by Ganglong China Property Group Limited (“**Company**”).

Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited (“**Stock Exchange**”) and Hong Kong Securities Clearing Company Limited (“**HKSCC**”) 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 offer or an invitation to induce an offer by any person to acquire, purchase or subscribe for securities of the Company. This announcement is not a prospectus. Potential investors should read the Prospectus carefully for detailed information about the Company, the Hong Kong Public Offering and the International Offering described below before deciding whether or not to invest in the Offer Shares thereby offered. Any investment decision in relation to the Offer Shares should be taken solely in reliance on the information provided in the Prospectus.

This announcement is not for release, publication, distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia). This announcement does not constitute or form a part of any offer or solicitation to purchase or subscribe for securities in the United States or in any other jurisdictions. The Offer Shares have not been, and will not be, registered under the United States Securities Act 1933, as amended or supplemented from time to time (“**U.S. Securities Act**”) or any state securities law of the United States. The Offer Shares may not be offered, sold, pledged, transferred or delivered in the United States except pursuant to registration or an exemption from the registration requirements of the U.S. Securities Act or any state securities law of the United States. There will be no public offer of securities in the United States. The Offer Shares are being offered and sold outside of the United States as offshore transactions in accordance with Regulation S under the U.S. Securities Act.

In connection with the Global Offering, Huajin Securities (International) Limited, as stabilizing manager (“**Stabilizing Manager**”), its affiliates or any person acting for it, on behalf of the Underwriters, may effect transactions with a view to stabilizing or supporting the market price of the Shares at a level higher than that which might otherwise prevail in an open market for a limited period after the Listing Date. However, there is no obligation on the Stabilizing Manager, its affiliates or any person acting for it, to conduct any such stabilizing action, which, if commenced, will be conducted at the sole and absolute discretion of the Stabilizing Manager, its affiliates or any person acting for it, and may be discontinued at any time. Any such stabilizing activity is required to be brought to an end on the 30th day after the last date for lodging applications under the Hong Kong Public Offering. Any market purchases of Shares will be effected in compliance with all applicable laws and regulatory requirement. Such stabilization action, if commenced, may be effected in all jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws, rules and regulatory requirements, including the Securities and Futures (Price Stabilizing) Rules, as amended, made under the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

Potential investors should be aware that stabilizing actions cannot be taken to support the price of the Shares for longer than the stabilization period which will begin on the Listing Date and expire on Sunday, August 2, 2020, being the 30th day after the last date for lodging applications under the Hong Kong Public Offering. After this date, no further stabilizing action may be taken and demand for the Shares and the price of the Shares could fall.



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)

GLOBAL OFFERING

Number of Offer Shares under the Global Offering	: 400,000,000 Shares (subject to Over-allotment Option)
Number of Hong Kong Offer Shares	: 40,000,000 Shares (subject to adjustment)
Number of International Offer Shares	: 360,000,000 Shares (subject to adjustment and the Over-allotment Option)
Offer Price (subject to a Downward Offer Price Adjustment)	: Not more than HK\$4.10 per Offer Share and expected to be not less than HK\$3.60 per Offer Share, plus brokerage of 1%, SFC transaction levy of 0.0027%, and Stock Exchange trading fee of 0.005% (payable in full on application in Hong Kong dollars and subject to refund on final pricing) (If the Offer Price is set at 10% below the low end of the indicative Offer Price range after making a Downward Offer Price Adjustment, the Offer Price will be HK\$3.24 per Offer Share)
Nominal value	: HK\$0.01 per Share
Stock code	: 6968

Sole Sponsor



Joint Global Coordinators, Joint Bookrunners and Joint Lead Managers



Joint Bookrunners and Joint Lead Managers



Joint Lead Managers



Application has been made by the Company to the Listing Committee of the Stock Exchange for the listing of, and permission to deal in, the Shares in issue and to be issued as described in the Prospectus (including (i) the Shares in issue; (ii) the Shares to be issued pursuant to the Capitalization Issue and the Global Offering (including any additional Shares which may be issued pursuant to the exercise of the Over-allotment Option); and (iii) the Shares which may be issued pursuant to the exercise of the options that may be granted under the Share Option Scheme). Assuming the Global Offering becomes unconditional at or before 8:00 a.m., on Wednesday, July 15, 2020, it is expected that dealings in the Shares on the Stock Exchange will commence at 9:00 a.m. on Wednesday, July 15, 2020. In the event the Over-allotment Option is exercised, an announcement will be made by the Company on the Company's website at www.glchina.group and the Stock Exchange's website at www.hkexnews.hk.

The Global Offering comprises: (1) the Hong Kong Public Offering of 40,000,000 Offer Shares, representing 10% of the total Offer Shares initially available under the Global Offering (subject to adjustment); and (2) the International Offering of 360,000,000 Offer Shares, representing 90% of the total Offer Shares initially available under the Global Offering (subject to adjustment and the Over-allotment Option). The allocation of the Offer Shares between the Hong Kong Public Offering and the International Offering is subject to adjustment as described in the section headed "Structure of the Global Offering" in the Prospectus.

In connection with the Global Offering, the Company is expected to grant the Over-allotment Option to the International Underwriters, which is exercisable by the Joint Global Coordinators, for themselves and on behalf of the International Underwriters, within 30 days from the last day for the lodging of application under the Hong Kong Public Offering, to require the Company to allot and issue up to 60,000,000 additional Offer Shares, representing 15% of the number of Offer Shares initially available under the Global Offering, at the Offer Price to cover over-allocations in the International Offering, if any.

Subject to the granting of the approval for listing of, and permission to deal in, the Shares on the Main Board of the Stock Exchange and compliance with the stock admission requirements of HKSCC, the Shares will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS with effect from the date of commencement of dealings in the Shares on the Stock Exchange or on any other date as determined by HKSCC. Settlement of transactions between participants of the Stock Exchange is required to take place in CCASS on the second business day after any trading day. All activities under CCASS are subject to the General Rules of CCASS and CCASS Operational Procedures in effect from time to time. All necessary arrangements have been made to enable the Shares to be admitted into CCASS.

The Offer Price will not be more than HK\$4.10 per Offer Share and is currently expected to be not less than HK\$3.60 (subject to a reduction of up to 10% below the low end of the indicative Offer Price range) through making a Downward Offer Price Adjustment as set out in the Prospectus. If the Offer Price is set after making a 10% Downward Offer Price Adjustment, the Offer Price will be HK\$3.24 per Offer Share. Applicants for the Hong Kong Offer Shares are required to pay, on application, the maximum Offer Price of HK\$4.10 per Offer Share together with brokerage of 1%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%, subject to refund if the Offer Price as finally determined is less than HK\$4.10 per Offer Share.

If the Company decides to reduce the Offer Price by making a Downward Offer Price Adjustment (a reduction of up to 10% below the low end of the indicative Offer Price range), the Company will separately announce the final Offer Price no later than Tuesday, July 14, 2020 on the website of the Stock Exchange at www.hkexnews.hk and the Company's website at www.glchina.group.

If the Offer Price as finally determined is less than the maximum indicative Offer Price of HK\$4.10 per Offer Share, or if the conditions of the Hong Kong Public Offering are not fulfilled in accordance with the section headed "Structure of the Global Offering – Conditions of the Hong Kong Public Offering" in the Prospectus or if any application is revoked, the application monies, or the appropriate portion thereof, together with the related brokerage, SFC transaction levy and the Stock Exchange trading fee, will be refunded, without interest of the cheque or bankers cashier order will not be cleared.

Applications for the Hong Kong Offer Shares will only be considered on the basis of the terms and conditions set out in the Prospectus, the Application Forms and the designated website (www.hkeipo.hk) and the IPO App in relation to the HK eIPO White Form.

Applicants who would like to have the allotted Hong Kong Offer Shares registered in their own names should either (i) complete and sign the **WHITE** Application Forms; or (ii) submit applications online through the designated website of the **HK eIPO White Form** Service Provider, at www.hkeipo.hk or through the **IPO App** (which can be download by searching "IPO App" in App Store or Google Play or download at www.hkeipo.hk/IPOApp or www.tricorglobal.com/IPOApp) under the **HK eIPO White Form** service.

Applicants who would like to have the allotted Hong Kong Offer Shares registered in the name of HKSCC Nominees Limited and deposited directly into CCASS for credit to their CCASS Investor Participant stock accounts or the stock accounts of their designated CCASS Participants maintained in CCASS should either (i) complete and sign the **YELLOW** Application Forms, or (ii) give **electronic application instructions** to HKSCC via CCASS.

Copies of the Prospectus, together with the **WHITE** Application Forms, may be collected during normal business hours from 9:00 a.m. on Monday, June 29, 2020 until 12:00 noon on Friday, July 3, 2020 or such later application day as described in the section headed "How to Apply for the Hong Kong Offer Shares – 10. Effect of Bad Weather on the Opening of the Application Lists" in the Prospectus from:

(i) the following office of the Hong Kong Underwriters:

**Huajin Securities (International)
Limited**

Suite 1101, 11/F, Champion Tower
3 Garden Road
Central
Hong Kong

CRIC Securities Company Limited

Room 2007 & 2403
Great Eagle Centre
23 Harbour Road
Wan Chai
Hong Kong

CMB International Capital Limited	45/F, Champion Tower 3 Garden Road Central Hong Kong
ABCI Securities Company Limited	10/F, Agricultural Bank of China Tower 50 Connaught Road Central Hong Kong
Haitong International Securities Company Limited	22/F Li Po Chun Chambers 189 Des Voeux Road Central Hong Kong
AMTD Global Markets Limited	23/F-25/F Nexxus Building 41 Connaught Road Central Hong Kong
Emperio Securities And Assets Management Limited	20/F. Siu On Centre 188 Lockhart Road Wan Chai Hong Kong
First Shanghai Securities Limited	19/F & Room 2505-10 Wing On House 71 Des Voeux Road Central Hong Kong
Zhongtai International Securities Limited	19/F Li Po Chun Chambers 189 Des Voeux Road Central Central Hong Kong
Soochow Securities International Brokerage Limited	Level 17, Three Pacific Place 1 Queen's Road East Hong Kong
BOCOM International Securities Limited	9/F Man Yee Building 68 Des Voeux Road Central Hong Kong
Yue Xiu Securities Company Limited	1003-1005 Siu On Centre 188 Lockhart Road Wan Chai Hong Kong

Victory Securities Company Limited	Room 1101-3, 11/F. Yardley Commercial Building 3 Connaught Road West Sheung Wan Hong Kong
Bradbury Securities Limited	5106-07, 51/F The Center 99 Queen's Road Central Hong Kong
GLAM Capital Limited	Rooms 908-11, 9/F Nan Fung Tower 88 Connaught Road Central & 173 Des Voeux Road Central Central

(ii) any of the following branches of Bank of China (Hong Kong) Limited, the receiving bank for the Hong Kong Public Offering:

District	Branch Name	Address
Hong Kong Island	409 Hennessy Road Branch	409-415 Hennessy Road, Wan Chai, Hong Kong
Kowloon	Prince Edward Road West (Mong Kok) Branch	116-118 Prince Edward Road West, Mong Kok, Kowloon
New Territories	Citywalk Branch	Shop 65 & 67-69, G/F, Citywalk, 1 Yeung Uk Road, Tsuen Wan, New Territories

Copies of the Prospectus, together with the **YELLOW** Application Forms, may be collected during normal business hours from 9:00 a.m. on Monday, June 29, 2020 until 12:00 noon on Friday, July 3, 2020 from the Depository Counter of HKSCC at 1/F, One & Two Exchange Square, 8 Connaught Place, Central, Hong Kong or from your stockbroker.

The **WHITE** or **YELLOW** Application Form completed in all respects in accordance with the instructions printed thereon, together with a cheque or a banker's cashier order marked payable to "**BANK OF CHINA (HONG KONG) NOMINEES LIMITED – GANGLONG CHINA PROPERTY PUBLIC OFFER**" for the payment attached and securely stapled, should be deposited in the special collection boxes provided at any of the branches of the receiving banks listed above, at the following times:

Monday, June 29, 2020	– 9:00 a.m. to 5:00 p.m.
Tuesday, June 30, 2020	– 9:00 a.m. to 5:00 p.m.
Thursday, July 2, 2020	– 9:00 a.m. to 5:00 p.m.
Friday, July 3, 2020	– 9:00 a.m. to 12:00 noon

Time for Submitting Applications under the HK eIPO White Form Service

Applicants applying by **HK eIPO White Form Service** may submit applications through the **HK eIPO White Form Service Provider** at www.hkeipo.hk or the **IPO App** (24 hours daily, except on the last application day) from 9:00 am on Monday, June 29, 2020 until 11:30 am on Friday, July 3, 2020 and the latest time for completing full payment of application monies in respect of such applications will be 12:00 noon on Friday, July 3, 2020, or such later time as described in the section “How to Apply for the Hong Kong Offer Shares – 10. Effect of Bad Weather on the Opening of the Application Lists” in the Prospectus.

Time for Inputting Electronic Application Instructions⁽¹⁾

CCASS Clearing/Custodian Participants can input **electronic application instructions** at the following times on the following dates:

Monday, June 29, 2020	– 9:00 a.m. to 8:30 p.m.
Tuesday, June 30, 2020	– 8:00 a.m. to 8:30 p.m.
Thursday, July 2, 2020	– 8:00 a.m. to 8:30 p.m.
Friday, July 3, 2020	– 8:00 a.m. to 12:00 noon

- (1) These times are subject to change as HKSCC may determine from time to time with prior notification to CCASS Clearing/Custodian Participants and/or CCASS Investor Participants.

CCASS Investor Participants can input **electronic application instructions** from 9:00 am on Monday, June 29, 2020 until 12:00 noon on Friday, July 3, 2020 (24 hours daily, except on June 18, 2020, the last application day).

The latest time for inputting your **electronic application instructions** will be 12:00 noon on Friday, July 3, 2020 or such later application day or such later time as described in the section headed “How to Apply for the Hong Kong Offer Shares – 10. Effect of Bad Weather on the Opening of the Application Lists” in the Prospectus.

Please refer to the sections headed “Structure of the Global Offering” and “How to Apply for the Hong Kong Offer Shares” in the Prospectus for details of the conditions and procedures of the Hong Kong Public Offering.

Irrespective of whether a Downward Offer Price Adjustment is made, the Company expects to publish the announcement on the final Offer Price, the level of indication of interest in the International Offering, the level of applications in the Hong Kong Public Offering and the basis of allocation of the Hong Kong Offer Shares on Tuesday, July 14, 2020 on the Stock Exchange’s website at www.hkexnews.hk and on the Company’s website at www.glchina.group. The results of allocations and the identification document number, where appropriate, of successful applicants under the Hong Kong Public Offering will be available through a variety of channels from Tuesday, July 14, 2020 as described in the section headed “How to Apply for the Hong Kong Offer Shares – 11. Publication of Results” in the Prospectus, including the website of the Stock Exchange at www.hkexnews.hk and on the Company’s website at www.glchina.group.

The Company will not issue temporary documents of title. Share certificates will only become valid at 8:00 a.m. on Wednesday, July 15, 2020 provided that the Global Offering has become unconditional in all respects and the right of termination as described in the section headed “Underwriting” in the Prospectus has not been exercised. No receipt will be issued for sums paid on application. Dealings in the Shares on the Stock Exchange are expected to commence at 9:00 a.m. on Wednesday, July 15, 2020. The Shares will be traded in board lots of 1,000 Shares each. The stock code of the Shares is 6968.

On behalf of
Board of Directors of
Ganglong China Property Group Limited
Lui Wing Wai
Chairman and executive Director

Hong Kong, June 29, 2020

As at the date of this announcement, the board of Directors of the Company comprises Mr. Lui Wing Wai, Mr. Lui Jin Ling and Mr. Lui Chi Chung Jimmy as executive Directors, Mr. Lui Wing Mau and Mr. Lui Wing Nam as non-executive Directors, Mr. Wan Ho Yin, Mr. Guo Shaomu and Ms. Tang Lo Nar as independent non-executive Directors.