

Unless otherwise defined herein, capitalized terms in this announcement shall have the same meanings as those defined in the prospectus dated June 29, 2018 (the “**Prospectus**”) issued by Redsun Properties Group Limited (the “**Company**”).

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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 for detailed information about the Hong Kong Public Offering and the International Offering described below before deciding whether or not to invest in the Offer Shares.

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 to sell or solicitation to purchase or subscribe for securities in the United States. The Offer Shares have not been, and will not be, registered under the United States Securities Act of 1933, as amended from time to time (the “**U.S. Securities Act**”). The securities may not be offered or sold in the United States except that the Shares may be offered and sold outside the United States as offshore transactions in accordance with Regulation S under the U.S. Securities Act. The Company has not intended and does not intend to make any public offer of securities in the United States.

In connection with the Global Offering, CCB International Capital Limited, as stabilizing manager (the “**Stabilizing Manager**”), its affiliates or any person acting for it, on behalf of the Underwriters, may over-allocate or effect transactions with a view to stabilizing or supporting the market price of the Offer Shares at a level higher than that which might otherwise prevail 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 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 day for the lodging of applications under the Hong Kong Public Offering. 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 action cannot be taken to support the price of the Offer Shares for longer than the stabilization period which begins on the Listing Date and is expected to expire on Saturday, August 4, 2018, being the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering. After this date, no further stabilizing action may be taken, demand for the Offer Shares, and therefore the price of the Offer Shares, could fall.



Redsun Properties Group Limited
弘陽地產集團有限公司

(Incorporated in the Cayman Islands with limited liability)

GLOBAL OFFERING

Number of Offer Shares under the Global Offering	: 800,000,000 Shares (subject to the Over-allotment Option)
Number of Hong Kong Offer Shares	: 80,000,000 Shares (subject to re-allocation)
Number of International Offering Shares	: 720,000,000 Shares (subject to re-allocation and the Over-allotment Option)
Maximum Offer Price	: HK\$3.18 per Offer Share (payable in full in Hong Kong dollars on application plus brokerage of 1.0%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005% and subject to refund)
Nominal value	: HK\$0.01 per Share
Stock code	: 1996

Joint Sponsors, Joint Global Coordinators and Joint Bookrunners



Joint Bookrunners



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 (pursuant to the Capitalization Issue, the Global Offering and the exercise of the Over-allotment Option, the Pre-IPO Share Options and the options which may be granted under the Post-IPO Share Option Scheme). Dealings in the Shares on the Stock Exchange are expected to commence at 9:00 a.m. on Thursday, July 12, 2018.

The Global Offering comprises the Hong Kong Public Offering of initially 80,000,000 Shares (subject to re-allocation), and the International Offering of initially 720,000,000 Shares (subject to re-allocation and the Over-allotment Option, pursuant to which the Company may be required to allot and issue up to an aggregate of 120,000,000 additional Shares representing 15% of the Offer Shares initially available under the Global Offering, at the Offer Price to cover over-allocations in the International Offering, if any). The allocation of the Offer Shares between the Hong Kong Public Offering and the International Offering will be subject to adjustment as described in the section “Structure of the Global Offering” in the Prospectus. In particular, the Offer Shares to be offered in the Hong Kong Public Offering and the International Offering may, in certain circumstances, be reallocated as between these offerings at the discretion of the Joint Global Coordinators. In the event that the Joint Global Coordinators decide to reallocate Offer Shares from

the International Offering to the Hong Kong Public Offering, and such reallocation is done other than pursuant to Practice Note 18 of the Listing Rules, in accordance with Guidance Letter HKEx-GL91-18, the maximum total number of Offer Shares that may be reallocated to the Hong Kong Public Offering will be 160,000,000 Shares, representing double of the initial allocation to the Hong Kong Public Offering, and the final Offer Price shall be fixed at the low-end of the indicative Offer Price range (that is, HK\$2.18 per Offer Share).

Subject to the granting of the approval for listing of, and permission to deal in, the Shares on 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 Listing Date or such other date as may be 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 Offer Shares to be admitted into CCASS.

In connection with the Global Offering, the Company expects to grant to the Joint Global Coordinators (on behalf of the International Underwriters), exercisable in whole or in part by the Joint Global Coordinators at their sole and absolute discretion, the Over-allotment Option, which will be exercisable at any time and from time to time on or before the expiration of the period of 30 calendar days from the last day for the lodging of applications under the Hong Kong Public Offering, to require the Company to allot and issue up to an aggregate of 120,000,000 Shares, representing 15% of the Offer Shares initially available under the Global Offering, at the Offer Price, to, among other things, cover over-allocations in the International Offering, if any. In the event the Over-allotment Option is exercised, an announcement will be made by the Company on the Company's website at www.rsunproperty.hk and the website of the Stock Exchange at www.hkexnews.hk.

The Offer Price will not be more than HK\$3.18 per Offer Share and is currently expected to be not less than HK\$2.18 per Offer Share, unless otherwise announced. Applicants for the Hong Kong Offer Shares are required to pay, on application, the maximum Offer Price of HK\$3.18 per Offer Share together with brokerage of 1.0%, 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\$3.18 per Offer Share.

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 WHITE or YELLOW Application Forms and the designated website (www.eipo.com.hk) for the White Form eIPO. 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 **White Form eIPO** Service Provider at www.eipo.com.hk under the **White Form eIPO** service. Applicants who would like to have the allotted Hong Kong Offer Shares registered in the name of HKSCC Nominees 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 Form, may be obtained during normal business hours from 9:00 a.m. on Friday, June 29, 2018, until 12:00 noon on Thursday, July 5, 2018 from:

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

CCB International Capital Limited	12/F, CCB Tower 3 Connaught Road Central Central, Hong Kong
Huatai Financial Holdings (Hong Kong) Limited	Unit 5808–12, 58/F, The Center 99 Queen’s Road Central Central, Hong Kong
ABCI Securities Company Limited	11 F, Agricultural Bank of China Tower 50 Connaught Road Central Hong Kong
CMB International Capital Limited	45F, Champion Tower 3 Garden Road Central Hong Kong
BOCOM International Securities Limited	9th Floor Man Yee Building 68 Des Voeux Road Central Hong Kong
Haitong International Securities Company Limited	22/F, Li Po Chun Chambers 189 Des Voeux Road Central Hong Kong
Juhui Financial Securities Limited	Room 2007, 20/F., Great Eagle Centre 23 Harbour Road Wanchai Hong Kong
Head & Shoulders Securities Limited	Room 2511, 25/F Cosco Tower 183 Queen’s Road Central Central Hong Kong

(ii) any of the designated branches of the following receiving bank:

Bank of China (Hong Kong) Limited

Region	Branch	Address
Hong Kong Island	Gilman Street Branch	136 Des Voeux Road Central
	Heng Fa Chuen Branch	Shop 205–208, East Wing Shopping Centre, Heng Fa Chuen, Chai Wan, Hong Kong
Kowloon	Wong Tai Sin Branch	Shop G13, Wong Tai Sin Plaza, Wong Tai Sin
	Mong Kok Branch	589 Nathan Road, Mong Kok
	Tsim Sha Tsui Branch	24–28 Carnarvon Road, Tsim Sha Tsui, Kowloon
New Territories	Kwai Chung Plaza Branch	A18–20, G/F Kwai Chung Plaza, 7–11 Kwai Foo Road, Kwai Chung

Copies of the Prospectus, together with the **YELLOW** Application Form, may be obtained during normal business hours from 9:00 a.m. on Friday, June 29, 2018 until 12:00 noon on Thursday, July 5, 2018 from the Depository Counter of HKSCC at 1/F, One & Two Exchange Square, 8 Connaught Place, Central, Hong Kong or your stockbroker, who may have such Application Forms and the Prospectus available.

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

Friday, June 29, 2018 — 9:00 a.m. to 5:00 p.m.
Saturday, June 30, 2018 — 9:00 a.m. to 1:00 p.m.
Tuesday, July 3, 2018 — 9:00 a.m. to 5:00 p.m.
Wednesday, July 4, 2018 — 9:00 a.m. to 5:00 p.m.
Thursday, July 5, 2018 — 9:00 a.m. to 12:00 noon

Applicants applying by **White Form eIPO** service may submit applications through the **White Form eIPO** service at www.eipo.com.hk from 9:00 a.m. on Friday, June 29, 2018 until 11:30 a.m. on Thursday, July 5, 2018 (24 hours daily, except on the last application day) or such later time as described in the section headed "How to Apply for Hong Kong Offer Shares — 10. Effect of Bad Weather on the Opening of the Application Lists" in the Prospectus.

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

Friday, June 29, 2018 — 9:00 a.m. to 8:30 p.m.⁽¹⁾
Saturday, June 30, 2018 — 8:00 a.m. to 1:00 p.m.⁽¹⁾
Tuesday, July 3, 2018 — 8:00 a.m. to 8:30 p.m.⁽¹⁾
Wednesday, July 4, 2018 — 8:00 a.m. to 8:30 p.m.⁽¹⁾
Thursday, July 5, 2018 — 8:00 a.m.⁽¹⁾ to 12:00 noon

Note:

1. These times are subject to changes as HKSCC may determine from time to time with prior notification to CCASS Clearing/Custodian Participants.

CCASS Investor Participants can input **electronic application instructions** from 9:00 a.m. on Friday, June 29, 2018 until 12:00 noon on Thursday, July 5, 2018 (24 hours daily, except on Saturday, June 30, 2018 and the last application day).

The latest time for inputting your **electronic application instructions** will be 12:00 noon on Thursday, July 5, 2018, the last application day or such later time as described in the section headed “How to Apply for 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 Hong Kong Offer Shares” in the Prospectus for details of the conditions and procedures of the Hong Kong Public Offering.

Our Company expects to announce 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 Wednesday, July 11, 2018 in South China Morning Post (in English) and Hong Kong Economic Times (in Chinese), on our Company’s website at www.rsunproperty.hk and the website of the Stock Exchange at www.hkexnews.hk. The results of allocations and the Hong Kong identity card/passport/Hong Kong business registration numbers of successful applicants under the Hong Kong Public Offering will be available through a variety of channels from Wednesday, July 11, 2018 as described in the section “How to Apply for Hong Kong Offer Shares — 11. Publication of Results” in the Prospectus.

The Company will not issue temporary documents of title. No receipt will be issued for application monies received. Share certificates will only become valid at 8:00 a.m. on Thursday, July 12, 2018 provided that the Global Offering has become unconditional and the right of termination described in the section headed “Underwriting” in the Prospectus has not been exercised. Dealings in the Shares on the Stock Exchange are expected to commence at 9:00 a.m. on Thursday, July 12, 2018. The Shares will be traded in board lots of 1,000 Shares each. The stock code of the Shares is 1996.

By order of the Board of Directors
Redsun Properties Group Limited
ZENG Huansha
Chairman

Hong Kong, June 29, 2018

As at the date of this announcement, the Board of Directors of the Company comprises Mr. ZENG Huansha and Mr. HE Jie as executive Directors, Mr. JIANG Daqiang, Mr. ZHANG Liang and Mr. ZHANG Hongwu as non-executive Directors, and Mr. LEE Kwok Tung Louis, Mr. LEUNG Yau Wan John and Mr. AU YEUNG Po Fung as independent non-executive Directors.