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*Unless otherwise defined, terms and expressions used in this announcement shall have the same meanings as those defined in the prospectus dated 31 October 2017 (the “**Prospectus**”) issued by Fineland Real Estate Services Group Limited (the “**Company**”).*

This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Shares or other securities of the Company. Potential investors should read the Prospectus carefully for detailed information about the Share Offer described below before deciding whether or not to invest in the Offer Shares thereby being offered.

*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 of the Company 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 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 pursuant to registration or an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and in accordance with any applicable U.S. securities law. There will be no public offer and is not currently intended to be any public offer of securities in the United States.*

Fineland Real Estate Services Group Limited
方圓房地產服務集團有限公司

(Incorporated in the Cayman Islands with limited liability)

**NOTICE OF LISTING ON THE GROWTH ENTERPRISE MARKET
OF THE STOCK EXCHANGE OF HONG KONG LIMITED
BY WAY OF SHARE OFFER**

- Number of Offer Shares : 100,000,000 Shares**
**Number of Placing Shares : 90,000,000 Shares (subject to
reallocation)**
**Number of Public Offer Shares : 10,000,000 Shares (subject to
reallocation)**
**Offer Price : Not more than HK\$0.80 per Offer
Share and expected to be not less
than HK\$0.55 per Offer Share (plus
brokerage fee of 1%, SFC
transaction levy of 0.0027% and
Stock Exchange trading fee of
0.005%) (payable in full on
application in Hong Kong dollar and
subject to refund)**
Nominal value : HK\$0.01 per Share
Stock code : 8376

Sole Sponsor



Sole Bookrunner and Sole Lead Manager



The Company has applied to the Stock Exchange for the listing of, and permission to deal in, the Shares in issue and which are to be issued pursuant to the Capitalisation Issue and the Share Offer (including any Shares which may be issued pursuant to and exercise of any options which may be granted under the Share Option Scheme) or as otherwise described in the Prospectus.

The Share Offer comprises the Placing and the Public Offer. A total of 100,000,000 Shares will be made available under the Share Offer, of which 90,000,000 Shares (subject to reallocation), representing 90% of the Offer Shares, will be conditionally placed under the Placing. The remaining 10,000,000 Shares (subject to reallocation), representing 10% of the Offer Shares, will be offered under the Public Offer. The allocation of the Offer Shares between the Public Offer and the Placing will be subject to adjustment as described in the section headed “Structure and conditions of the Share Offer” in the Prospectus.

Prospective investors of the Offer Shares should note that the Sole Bookrunner (for itself and on behalf of the Underwriters) may in its absolute discretion, upon giving notice in writing to the Company, terminate the Underwriting Agreements with immediate effect if any of the events set forth under the section headed “Underwriting — Underwriting arrangement and expenses — Public Offer Underwriting Agreement — Grounds for termination” in the Prospectus occurs at any time prior to 8:00 a.m. (Hong Kong time) on the Listing Date.

Application for the Offer Shares will only be considered on the basis of the terms and conditions as stated in the Prospectus and the related Application Forms and the designated website of the **White Form eIPO** Service Provider at www.eipo.com.hk. The Share Offer is conditional upon the fulfillment of the conditions set forth under the paragraph headed “Conditions of the Share Offer” in the section headed “Structure and conditions of the Share Offer” in the Prospectus. If the conditions of the Share Offer as mentioned therein have not been fulfilled or waived by the Sole Bookrunner prior to the dates and times specified in the Prospectus, the Share Offer will not proceed and will lapse and all monies received will be refunded to applicants of the Share Offer without interest and the Stock Exchange will be notified immediately. Notice of the lapse of the Share Offer will be published by the Company on the Stock Exchange’s website at www.hkexnews.hk and the Company’s website at www.finelandassets.com on the next business day following the date of such lapse.

The Offer Price is expected to be fixed by the Price Determination Agreement to be entered into between the Sole Bookrunner (for itself and on behalf of the Underwriters) and the Company on or around the Price Determination Date, which is expected to be on or around Tuesday, 7 November 2017 or such later date as may be agreed between the Company and the Sole Bookrunner (for itself and on behalf of the Underwriters). If, for whatever reason, the Company and the Sole Bookrunner (for itself and on behalf of the Underwriters) are unable to reach an agreement on the Offer Price by Monday, 13 November 2017, the Share Offer will not become unconditional and will lapse. The Sole Bookrunner (for itself and on behalf of the Underwriters) may, with the consent of the Company, reduce the Offer Price range and/or the number of Offer Shares below to that stated in the Prospectus at any time

prior to the morning of the last day for lodging applications under the Public Offer. If this occurs, notice of reduction of the indicative Offer Price range and/or the number of Offer Shares will be published on the Stock Exchange's website at www.hkexnews.hk and the website of the Company at www.finelandassets.com.

The Offer Price will not be more than HK\$0.80 per Offer Share and is expected to be not less than HK\$0.55 per Offer Share unless otherwise announced. Applicants under the Public Offer should pay, on application, the maximum Offer Price of HK\$0.80 per Offer Share plus 1% brokerage, 0.005% Stock Exchange trading fee and 0.0027% SFC transaction levy in full upon application for Shares under the terms set out in the Application Forms, subject to refund if the Offer Price as finally determined is less than HK\$0.80 per Offer Share.

Applicants who wish to be allotted the Public Offer Shares in their own names should (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 wish to have the Public Offer Shares allotted and issued 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 with CCASS should (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 obtained during normal business hours from 9:00 a.m. on Tuesday, 31 October 2017 until 12:00 noon on Tuesday, 7 November 2017, from the following locations:

(i) the office of the Sole Bookrunner:

RaffAello Securities (HK) Limited

Room 2002 and 2002B, 20/F
Tower Two, Lippo Centre
89 Queensway, Admiralty
Hong Kong

(ii) the office of the Sole Sponsor:

RaffAello Capital Limited

Room 2002, 20/F
Tower Two, Lippo Centre
89 Queensway, Admiralty
Hong Kong

(iii) any of the following branches of Bank of China (Hong Kong) Limited:

	Branch	Address
Hong Kong Island	Shek Tong Tsui Branch	534 Queen's Road West, Shek Tong Tsui
	409 Hennessy Road Branch	409–415 Hennessy Road, Wan Chai
Kowloon	Mei Foo Mount Sterling Mall Branch	Shop N47–49 Mount Sterling Mall, Mei Foo Sun Chuen
	Ma Tau Kok Road Branch	39–45 Ma Tau Kok Road, To Kwa Wan
	Tseung Kwan O Plaza Branch	Shop 112–125, Level 1, Tseung Kwan O Plaza, Tseung Kwan O
New Territories	Citywalk Branch	Shop 65, G/F, Citywalk, 1 Yeung Uk Road, Tsuen Wan

Copies of the Prospectus, together with the **YELLOW** Application Forms, may be obtained during normal business hours from 9:00 a.m. on Tuesday, 31 October 2017 until 12:00 noon on Tuesday, 7 November 2017 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 **YELLOW** Application Forms and the copies of the Prospectus available.

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

Tuesday, 31 October 2017 — 9:00 a.m. to 5:00 p.m.
Wednesday, 1 November 2017 — 9:00 a.m. to 5:00 p.m.
Thursday, 2 November 2017 — 9:00 a.m. to 5:00 p.m.
Friday, 3 November 2017 — 9:00 a.m. to 5:00 p.m.
Saturday, 4 November 2017 — 9:00 a.m. to 1:00 p.m.
Monday, 6 November 2017 — 9:00 a.m. to 5:00 p.m.
Tuesday, 7 November 2017 — 9:00 a.m. to 12:00 noon

Applicants applying by White Form eIPO may submit applications through the White Form eIPO service at www.eipo.com.hk from 9:00 a.m. on Tuesday, 31 October 2017 until 11:30 a.m. on Tuesday, 7 November 2017 (24 hours daily, except on the last application date) or such later time as described in the section “How to Apply for Public 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:

Tuesday, 31 October 2017	—	9:00 a.m. to 8:30 p.m. ⁽¹⁾
Wednesday, 1 November 2017	—	8:00 a.m. to 8:30 p.m. ⁽¹⁾
Thursday, 2 November 2017	—	8:00 a.m. to 8:30 p.m. ⁽¹⁾
Friday, 3 November 2017	—	8:00 a.m. to 8:30 p.m. ⁽¹⁾
Monday, 6 November 2017	—	8:00 a.m. to 8:30 p.m. ⁽¹⁾
Tuesday, 7 November 2017	—	8:00 a.m. ⁽¹⁾ to 12:00 noon

Note:

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

CCASS Investor Participants may give **electronic application instructions** from 9:00 a.m. on Tuesday, 31 October 2017 until 12:00 noon on Tuesday, 7 November 2017 or such later time as described in the paragraph “How to apply for Public Offer Shares — 10. Effect of bad weather on the opening of the application lists” in the Prospectus.

Please refer to the sections headed “Structure and conditions of the Share Offer” and “How to apply for Public Offer Shares” in the Prospectus for details of the conditions and procedures of the Share Offer.

All share certificates will only become valid certificates of title when the Share Offer has become unconditional in all respects and neither of the Underwriting Agreements has been terminated in accordance with its terms prior to 8:00 a.m. (Hong Kong time) on the Listing Date.

No receipt will be issued for application monies paid. The Company will not issue temporary documents of title.

All necessary arrangements have also been made for the Shares to be admitted into CCASS. If the Stock Exchange grants the listing of, and permission to deal in, the Shares in issue and to be issued as mentioned in the Prospectus on GEM, and the Company complies 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 on any 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.

The announcement of the final Offer Price, the level of indications of interest in the Placing, the level of applications in the Public Offer and the basis of allocation of the Public Offer Shares are expected to be published on the Stock Exchange's website at www.hkexnews.hk and the Company's website at www.finelandassets.com on Tuesday, 14 November 2017. The results of allocations of the Public Offer and the Hong Kong identity card/passport/Hong Kong business registration numbers of successful applicants under the Public Offer will be available through a variety of channels from Tuesday, 14 November 2017 as described in the section headed "How to Apply for Public Offer Shares — 11. Publication of Results" in the Prospectus.

Assuming that the Share Offer has become unconditional on or before 8:00am (Hong Kong time) on Wednesday, 15 November 2017, dealings in the Shares on GEM are expected to commence at 9:00 a.m. on Wednesday, 15 November 2017. Shares will be traded in board lots of 4,000 Shares each. The stock code for the Shares is 8376.

By order of the Board of
Fineland Real Estate Services Group Limited
Rong Haiming
Executive Director

Hong Kong, 31 October 2017

As at the date of this announcement, the executive Directors are Ms. Rong Haiming, Mr. Yi Ruofeng and Ms. Tse Lai Wa; the non-executive Director is Mr. Fong Ming; and the independent non-executive Directors are Mr. Leung Wai Hung, Mr. Liao Junping, Mr. Du Chenhua, and Mr. Tian Qiusheng.

This announcement, for which all the Directors jointly and severally accept full responsibility, includes particulars given in compliance with the GEM Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief, the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no matters the omission of which would make any statement in this announcement misleading.

This announcement and a copy of the Prospectus will remain on the Stock Exchange's website at www.hkexnews.hk, and in the case of this announcement, on the "Latest Company Announcements" page for at least seven days from the date of its posting. This announcement and a copy of the Prospectus will also be published and remain on the Company's website at www.finelandassets.com.