

## DEFINITIONS

*In this prospectus, unless the context otherwise requires, the following terms shall have the meanings set out below.*

“affiliate”	person or entity directly or indirectly controlled by, or under the direct or indirect common control of, one person or entity
“Anhui Guoyuan Trust”	Anhui Guoyuan Trust Co., Ltd (安徽國元信託有限責任公司)*, a State-owned company established under the laws of the PRC in 2001, which is licensed by the CBRC as a non-banking financial institution and engages principally in fund management, fund investment, lending and trust financing related activities. It has a registered capital of RMB1.1 billion and is an independent third party
“Application Form(s)”	<b>WHITE</b> Application Form(s), <b>YELLOW</b> Application Form(s) and <b>GREEN</b> Application Form(s) or, where the context so requires, either of them that is used in connection with the Hong Kong Public Offering
“Articles of Association” or “Articles”	our articles of association, conditionally approved and adopted on November 6, 2012 and to become effective on the Listing Date, as amended from time to time
“associate(s)”	has the same meaning ascribed thereto under the Listing Rules
“Board of Directors” or “Board”	the board of Directors
“BRT”	bus rapid transit
“Business Day”	a day that is not a Saturday, Sunday or public holiday, on which banks in Hong Kong are generally open for business
“CAGR”	compounded annual growth rate
“CBRC”	China Banking Regulatory Commission (中國銀行業監督管理委員會)
“CCASS”	the Central Clearing and Settlement System established and operated by HKSCC
“CCASS Clearing Participant”	a person admitted to participate in CCASS as a direct clearing participant or a general clearing participant
“CCASS Custodian Participant”	a person admitted to participate in CCASS as a custodian participant

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“CCASS Investor Participant”	a person admitted to participate in CCASS as an investor participant who may be an individual or joint individuals or a corporation
“CCASS Participant”	a CCASS Clearing Participant, a CCASS Custodian Participant or a CCASS Investor Participant
“Chairman Wang”	Mr. Wang Zhenhua (王振華), our founder, Director and controlling shareholder
“Changsha Future Land”	Changsha Future Land Wanbo Property Co., Ltd. (長沙新城萬博置業有限公司)*, our subsidiary established in the PRC on March 28, 2011
“Changzhou Dongsheng”	Changzhou Future Land Dongsheng Real Estate Development Co., Ltd. (常州新城東昇房地產開發有限公司)*, our subsidiary established in the PRC on June 4, 2009
“Changzhou Fulong”	Changzhou Fulong Real Estate Development Co., Ltd. (常州福隆房地產開發有限公司)*, our subsidiary established in the PRC on February 6, 2007
“Changzhou Future Land”	Changzhou Future Land Real Estate Development Co., Ltd. (常州新城房產開發有限公司)*, our subsidiary established in the PRC on April 26, 1998
“Changzhou Future Land Chuangjia”	Changzhou Future Land Chuangjia Real Estate Co., Ltd. (常州新城創佳房地產開發有限公司)*, our subsidiary established in the PRC on January 22, 2010
“Changzhou Future Land Dongjun”	Changzhou Future Land Dongjun Real Estate Development Co., Ltd. (常州新城東郡房地產開發有限公司)*, our subsidiary established in the PRC on December 27, 2005
“Changzhou Future Land Guangchang”	Changzhou Future Land Guangchang Property Co., Ltd. (常州新城廣場置業有限公司)*, our subsidiary established in the PRC on December 13, 2006
“Changzhou Future Land Hongye”	Changzhou Future Land Hongye Real Estate Co., Ltd. (常州新城宏業房地產有限公司)*, our subsidiary established in the PRC on December 28, 2009
“Changzhou Future Land Jinjun”	Changzhou Future Land Jinjun Real Estate Co., Ltd. (常州新城金郡房地產有限公司)*, our subsidiary established in the PRC on September 11, 2009
“Changzhou Future Land Keda”	Changzhou Future Land Keda Investment Consultancy Co., Ltd. (常州新城科達投資諮詢有限公司)*, our subsidiary established in the PRC on February 4, 2010

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“Changzhou Future Land Wanbo”	Changzhou Future Land Wanbo Property Co., Ltd. (常州新城萬博置業有限公司)*, our subsidiary established in the PRC on May 16, 2007
“Changzhou Future Land Wanjia”	Changzhou Future Land Wanjia Real Estate Development Co., Ltd. (常州新城萬佳房地產開發有限公司)*, our subsidiary established in the PRC on December 10, 2009
“Changzhou Future Land Wansheng”	Changzhou Future Land Wansheng Real Estate Co., Ltd. (常州新城萬盛房地產有限公司)*, our subsidiary established in the PRC on June 12, 2010
“Changzhou Hengfu”	Changzhou Hengfu Property Co., Ltd. (常州市恒福置業有限公司)*, our subsidiary established in the PRC on November 26, 2009
“Changzhou Jiachi”	Changzhou Jiachi Auto Parts Co., Ltd. (常州嘉馳汽車配件有限公司)*, our subsidiary established in the PRC on January 16, 2007
“Changzhou Jingdian Design”	Changzhou Future Land Jingdian Architectural Design Co., Ltd. (常州新城經典建築設計有限公司)*, our subsidiary established in the PRC on February 4, 2010
“Changzhou Wanfang”	Changzhou Wanfang Future Land Real Estate Development Co., Ltd. (常州萬方新城房地產開發有限公司)*, our subsidiary established in the PRC on February 6, 2007
“Changzhou Wealth Zone”	Changzhou Wealth Zone Development Co., Ltd. (常州富域發展有限公司)*, our subsidiary established in the PRC on April 27, 2002
“Changzhou Wuyue Baihuo”	Changzhou Wuyue Baihuo Co., Ltd. (常州吾悅百貨有限公司)*, our subsidiary established in the PRC on April 22, 2011
“Changzhou Xinlong”	Changzhou Xinlong Chuangzhi Real Estate Development Co., Ltd. (常州新龍創置房地產開發有限公司)*, our subsidiary established in the PRC on September 16, 2004
“China” or “PRC”	the People’s Republic of China and, except where the context requires, geographical or statistical references in this prospectus to China or the PRC excluding Hong Kong, the Macau Special Administrative Region of the PRC and the Republic of China

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“China Index Academy”	China Index Academy, a Chinese property research institution, which was integrated in 2004 with a number of China research resources, including China Real Estate Index System, Soufun Research Institute, China Villa Index System and Top 10 China Real Estate Research Group. It is an independent third party and is independent from the Sole Sponsor
“Chongqing International Trust”	Chongqing International Trust Co., Ltd. (重慶國際信託有限公司)*, a State-owned company established under the laws of the PRC in 1981, which is licensed by the CBRC as a non-banking financial institution and engages principally in trust financing related activities. It has a registered capital of RMB1.0 billion and is an independent third party
“CICC”	China International Capital Corporation Hong Kong Securities Limited
“Companies Law”	the Companies Law, Cap. 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands
“Companies Ordinance”	the Companies Ordinance (Chapter 32 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
“connected person(s)”	has the same meaning ascribed to it under the Listing Rules
“controlling shareholder(s)”	means the controlling shareholders of our Group namely, Wealth Zone Hong Kong, First Property, Infinity Fortune and Chairman Wang
“CSRC”	China Securities Regulatory Commission (中國證券監督管理委員會)
“Director(s)”	director(s) of our Company
“DTZ”	DTZ Debenham Tie Leung Limited, professional surveyors and property valuers
“FIREE”	Foreign Invested Real Estate Enterprises established pursuant to the Opinion on Regulating the Access and Management of Foreign Capital in the Real Estate Market (關於規範房地產市場外資准匯入和管理的意見) issued by the Ministry of Construction, MOFCOM, NDRC, PBOC, the SAIC and SAFE on July 11, 2006 that regulates foreign entities or individuals investing in PRC property other than for use by such foreign entities or individuals

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“First Priority Group Limited”	First Priority Group Limited, a company incorporated in the British Virgin Islands on February 18, 2003, wholly owned by Infinity Fortune, our controlling shareholder as of the Latest Practicable Date
“Future Land Holdings”	Future Land Holdings Co., Ltd. (新城控股集團有限公司)*, our subsidiary established in the PRC on June 30, 1996
“Future Land Wanbo”	Future Land Wanbo Property Co., Ltd. (新城萬博置業有限公司)*, our subsidiary established in the PRC on January 24, 2008
“Global Offering”	the Hong Kong Public Offering and the International Offering
“GREEN Application Form(s)”	the application form(s) to be completed by <b>White Form eIPO</b> Service Provider, Computershare Hong Kong Investor Services Limited
“Guolian Trust”	Guolian Trust Co., Ltd. (國聯信託股份有限公司)*, a State-owned company established under the laws of the PRC in 1987, which is licensed by the CBRC as a non-banking financial institution and engages principally in trust financing related activities. It has a registered capital of RMB1.2 billion and is an independent third party
“Haitong International”	Haitong International Securities Company Limited
“HK\$” or “H.K. dollars”	Hong Kong dollars, the lawful currency of Hong Kong
“HKFRSs”	Hong Kong Financial Reporting Standards
“HKSCC”	Hong Kong Securities Clearing Company Limited
“HKSCC Nominees”	HKSCC Nominees Limited, a wholly owned subsidiary of HKSCC
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Hong Kong Offer Shares”	141,800,000 newly issued Shares offered by us for subscription in the Hong Kong Public Offering, subject to reallocation as described in the section headed “Structure of the Global Offering” in this prospectus
“Hong Kong Prosperity”	Hong Kong Prosperity Development Limited, our subsidiary incorporated in Hong Kong on August 30, 2010
“Hong Kong Public Offering”	our offering of the Hong Kong Offer Shares for subscription by the public in Hong Kong for cash at the Offer Price and on and subject to the terms and conditions described in this prospectus and the Application Forms

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“Hong Kong Underwriters”	the underwriters of the Hong Kong Public Offering listed in the section headed “Underwriting – Hong Kong Underwriters” in this prospectus
“Hong Kong Underwriting Agreement”	the Hong Kong underwriting agreement relating to the Hong Kong Public Offering entered into by, among others, the Sole Global Coordinator, the Joint Bookrunners, the Hong Kong Underwriters and us
“independent third party(ies)”	individual(s) or a company(ies) who is/are not considered a connected person of our Company under the Listing Rules
“Infinity Fortune”	Infinity Fortune Development Limited, which is beneficially owned by the Hua Sheng Trust, a discretionary trust set up by Chairman Wang, the founder of our Group and our controlling shareholder
“International Offer Shares”	1,276,200,000 newly issued Shares offered by us pursuant to the International Offering, together with any additional Shares offered pursuant to any exercise of the Over-allotment Option, subject to reallocation as described in the section headed “Structure of the Global Offering” in this prospectus
“International Offering”	the conditional offering of International Offer Shares outside the United States pursuant to Regulation S, including institutional and professional investors and other investors anticipated to have a sizeable demand for the International Offer Shares in Hong Kong (other than retail investors in Hong Kong), and in the United States to QIBs in reliance on Rule 144A, for cash at the Offer Price as further described in the section headed “Structure of the Global Offering” in this prospectus
“International Purchasers”	the underwriters of the International Offering and parties to the International Purchase Agreement as described in the section headed “Underwriting – International Offering” in this prospectus
“International Purchase Agreement”	the international purchase agreement relating to the International Offering to be entered into by, among others, the Sole Global Coordinator, the Joint Bookrunners, the International Purchasers and us on or around the Price Determination Date
“Jiangsu Future Land”	Jiangsu Future Land Co., Ltd. (江蘇新城地產股份有限公司)*, our subsidiary established on October 10, 1997 with B-shares listed on the Shanghai Stock Exchange (Stock Code: 900950)

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“Jiangsu International Trust”	Jiangsu International Trust Co., Ltd (江蘇省國際信託有限責任公司)*, a State-owned company established under the laws of the PRC in 1992, which is licensed by the CBRC as a non-banking financial institution and engages principally in fund management, fund investment, lending and trust financing related activities. It has a registered capital of RMB2.4 billion. It is our connected person by virtue of the type (ii) arrangements defined and disclosed in the section headed “Business – Alternative Financing Provided By Trust Financing Companies” in this prospectus. Please refer to the section headed “Connected Transactions” for details
“Jiaoyin International Trust”	Jiaoyin International Trust Co., Ltd. (交銀國際信託有限公司)*, a State-owned company established under the laws of the PRC in 1981, which is licensed by the CBRC as a non-banking financial institution and engages principally in fund management, fund investment, lending and trust financing related activities. It has a registered capital of RMB1.2 billion and is an independent third party
“Jintan Future Land”	Jintan Future Land Wanjun Property Co., Ltd. (金壇市新城萬郡置業有限公司)*, our subsidiary established in the PRC on March 22, 2011
“Joint Bookrunners”	Merrill Lynch International, CICC and Haitong International
“Joint Lead Managers”	Merrill Lynch Far East Limited, CICC and Haitong International for the Hong Kong Public Offering; Merrill Lynch International, CICC and Haitong International for the International Offering
“Kunshan Future Land Chuanghong”	Kunshan Future Land Chuanghong Real Estate Co., Ltd. (昆山新城創宏房地產有限公司)*, our subsidiary established in the PRC on June 20, 2011
“Kunshan Future Land Chuangyu”	Kunshan Future Land Chuangyu Real Estate Co., Ltd. (昆山新城創域房地產有限公司)*, our subsidiary established in the PRC on June 23, 2011
“LAT”	land appreciation tax (土地增值稅) as defined in the PRC Provisional Regulations on Land Appreciation Tax of 1994 and its implementation rules, as described in the section headed “Taxation and Foreign Exchange” in Appendix IV to this prospectus
“Latest Practicable Date”	November 10, 2012, being the latest practicable date for ascertaining certain information in this prospectus prior to its publication
“Listing”	the listing of our Shares on the Stock Exchange

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“Listing Committee”	the Listing Committee of the Stock Exchange
“Listing Date”	the date, expected to be on or about November 29, 2012, on which our Shares are listed on the Stock Exchange and from which dealings in our Shares are permitted to take place on the Stock Exchange
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange, as amended, supplemented or otherwise modified from time to time
“Memorandum of Association” or “Memorandum”	our memorandum of association, conditionally approved and adopted on November 6, 2012 and to become effective on the Listing Date, as amended from time to time
“Ministry of Finance”	PRC Ministry of Finance (中華人民共和國財政部)
“Ministry of Land and Resources”	PRC Ministry of Land and Resources (中華人民共和國國土資源部)
“MOFCOM”	PRC Ministry of Commerce (中華人民共和國商務部)
“MOHURD”	PRC Ministry of Housing and Urban-Rural Development (中華人民共和國住房和城鄉建設部) or its predecessor, PRC Ministry of Construction (中華人民共和國建設部)
“Nanjing Future Land Chuangzhi”	Nanjing Future Land Chuangzhi Real Estate Co., Ltd. (南京新城創置房地產有限公司)*, our subsidiary established in the PRC on September 9, 2002
“Nanjing Future Land Wanjia”	Nanjing Future Land Wanjia Real Estate Co., Ltd. (南京新城萬嘉房地產有限公司)*, our subsidiary established in the PRC on January 13, 2010
“Nanjing Future Land Yunsheng”	Nanjing Future Land Yunsheng Real Estate Co., Ltd. (南京新城允升房地產有限公司)*, our subsidiary established in the PRC on November 19, 2010
“National Bureau of Statistics”	National Bureau of Statistics of China (中華人民共和國國家統計局)
“NDRC”	National Development and Reform Commission (中華人民共和國國家發展和改革委員會)



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“Northern International Trust”	Northern International Trust Co., Ltd. (北方國際信託股份有限公司)*, a State-owned company established under the laws of the PRC in 1987, which is licensed by the CBRC as a non-banking financial institution and engages principally in fund management, fund investment, lending and trust financing related activities. It has a registered capital of RMB0.8 billion and is an independent third party
“NPC” or “National People’s Congress”	PRC National People’s Congress (中華人民共和國全國人民代表大會) and its Standing Committee
“Offer Price”	the final price per Offer Share in H.K. dollars (exclusive of 1% brokerage, 0.003% SFC transaction levy and 0.005% Stock Exchange trading fee) at which Offer Shares are to be subscribed for and issued pursuant to the Global Offering, to be determined as further described in the section headed “Structure of the Global Offering – Determination of the Offer Price” in this prospectus
“Offer Shares”	the Hong Kong Offer Shares and the International Offer Shares together, where relevant, with any additional Shares issued pursuant to any exercise of the Over-allotment Option
“Over-allotment Option”	the option we will grant to the Joint Bookrunners on behalf of the International Purchasers, exercisable by the Joint Bookrunners on behalf of the International Purchasers pursuant to the International Purchase Agreement at any time for up to 30 days after the last day for lodging of applications under the Hong Kong Public Offering, to require us to allot and issue up to an aggregate of 212,700,000 additional Shares representing 15% of the number of Offer Shares initially being offered under the Global Offering, at the Offer Price, to, among other things, cover over-allocations in the International Offering, if any, details of which are described in the section headed “Structure of the Global Offering – Over-allotment Option” in this prospectus
“PBOC”	People’s Bank of China (中國人民銀行), the central bank of China
“PRC Company Law”	PRC Company Law (中華人民共和國公司法), as enacted by the NPC on December 29, 1993 and effective on July 1, 1994, as amended, supplemented or otherwise modified from time to time
“PRC government”	the central government of China and its political subdivisions, including provincial, municipal and other regional or local government bodies or, as the context requires, any of them

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“Pre-IPO Share Award Scheme”	the share incentive scheme adopted by the written resolutions of the sole Shareholder passed on September 12, 2011 (as amended by the written resolutions of the Shareholders dated June 30, 2012), the principal terms of which are set out in the sections headed “History and Reorganisation – Employee Incentive Schemes – Pre-IPO Share Award Scheme” and “Statutory and General Information – D. Pre-IPO Share Award Scheme” in this prospectus
“Price Determination Date”	the date, expected to be on or around November 22, 2012 but no later than November 27, 2012, on which the Offer Price will be fixed for the purposes of the Global Offering
“Property Valuation Report”	property valuation report prepared by DTZ, independent property valuer, and included as Appendix III to this prospectus
“QIBs”	“qualified institutional buyers” within the meaning of Rule 144A
“Regulation S”	Regulation S under the U.S. Securities Act
“Reorganisation”	the reorganisation of our assets and liabilities, including assets and liabilities of our subsidiaries and associated companies, as described in the section entitled “History and Reorganisation – Reorganisation” in this prospectus
“RMB” or “Renminbi”	Renminbi yuan, the lawful currency of China
“Rule 144A”	Rule 144A under the U.S. Securities Act
“SAFE”	PRC State Administration of Foreign Exchange (中華人民共和國國家外匯管理局)
“SAIC”	PRC State Administration for Industry and Commerce (中華人民共和國國家工商行管理總局)
“SFC”	the Securities and Futures Commission of Hong Kong
“SFO”	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time

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“Shanghai Aijian Trust”	Shanghai Aijian Trust Investment Co., Ltd (上海愛建信託投資有限公司), a privately-owned company established under the laws of the PRC in 1986, which is licensed by the CBRC as a non-banking financial institution and engages principally in fund management, fund investment, lending and trust financing related activities. It has a registered capital of RMB1.0 billion. Shanghai Aijian Trust is wholly owned by Shanghai Aijian Holding Co., Ltd. (上海愛建股份有限公司) and is an independent third party
“Shanghai Fuming”	Shanghai Fuming Real Estate Development Co., Ltd. (上海富銘房地產開發有限公司)*, our subsidiary established in the PRC on September 7, 2009
“Shanghai Future Land Chuanghong”	Shanghai Future Land Chuanghong Real Estate Co., Ltd. (上海新城創宏房地產有限公司)*, our subsidiary established in the PRC on January 26, 2010
“Shanghai Future Land Chuangjia”	Shanghai Future Land Chuangjia Property Co., Ltd. (上海新城創佳置業有限公司)*, our subsidiary established in the PRC on March 20, 2008
“Shanghai Future Land Chuangyu”	Shanghai Future Land Chuangyu Real Estate Co., Ltd. (上海新城創域房地產有限公司)*, our subsidiary established in the PRC on May 10, 2011
“Shanghai Future Land Dongjun”	Shanghai Dongjun Real Estate Development Co., Ltd. (上海東郡房地產開發有限公司)*, our subsidiary established in the PRC on May 31, 2007
“Shanghai Future Land Jinjun”	Shanghai Future Land Jinjun Real Estate Co., Ltd. (上海新城金郡房地產有限公司)*, our subsidiary established in the PRC on March 26, 2010
“Shanghai Future Land Nanjun”	Shanghai Future Land Nanjun Real Estate Co., Ltd. (上海新城南郡房地產有限公司)*, our subsidiary established in the PRC on February 9, 2010
“Shanghai Future Land Wanjia”	Shanghai Future Land Wanjia Real Estate Co., Ltd. (上海新城萬嘉房地產有限公司)*, our subsidiary established in the PRC on March 19, 2003
“Shanghai-Nanjing Economic Corridor”	the corridor between Shanghai and Nanjing with a length of approximately 300 kilometers located in the connection of the Yangtze River Economic Belt and Coastal Economic Belt in China, covering six cities, namely, Shanghai, Suzhou (including Kunshan), Wuxi, Changzhou (including Jintan), Zhenjiang and Nanjing

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“Shanghai Wanzhicheng”	Shanghai Wanzhicheng Real Estate Development Co., Ltd. (上海萬之城房地產開發有限公司), a company established in the PRC held as to 50% by Shanghai Future Land Wanjia and 50% by Shanghai Vanke Real Estate Co., Ltd. (上海萬科房地產有限公司)
“Shanxi Trust”	Shanxi Trust Co., Ltd (山西信託有限責任公司), a State-owned company established under the laws of the PRC in 1988, which is licensed by the CBRC as a non-banking financial institution and engages principally in fund management, lending and trust financing related activities. It has a registered capital of RMB1.1 billion. It is our connected person by virtue of the type (ii) arrangements defined and disclosed in the section headed “Business – Alternative Financing Provided By Trust Financing Companies” in this prospectus. Please refer to the section headed “Connected Transactions” for details
“Share Option Scheme”	the share option scheme conditionally adopted by the written resolutions of the Shareholders of our Company passed on November 6, 2012, the principal terms of which are summarised in the section headed “Statutory and General Information – E. Share Option Scheme” in Appendix VII to this prospectus
“Share(s)”	ordinary share(s) in the share capital of our Company with a par value of HK\$0.001 each
“Shareholder(s)”	holder(s) of our Shares
“Sole Global Coordinator”	Merrill Lynch International
“Sole Sponsor”	Merrill Lynch Far East Limited
“Stabilising Manager”	Haitong International Securities Company Limited
“State Administration of Taxation”	State Administration of Taxation of China (中華人民共和國國家稅務總局)
“State Council”	State Council of China (中華人民共和國國務院)
“Stock Borrowing Agreement”	the stock borrowing agreement to be entered into between Wealth Zone Hong Kong as the lender and the Stabilising Manager as the borrower
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“subsidiary”	has the meaning ascribed to it in section 2 of the Companies Ordinance
“substantial shareholder”	has the meaning ascribed thereto under the Listing Rules

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“Suzhou Future Land Chuangjia”	Suzhou Future Land Chuangjia Property Co., Ltd. (蘇州新城創佳置業有限公司)*, our subsidiary established in the PRC on October 11, 2007
“Track Record Period”	the financial years ended December 31, 2009, 2010 and 2011 and the six months ended June 30, 2012
“U.S. Securities Act”	the United States Securities Act of 1933, as amended, and the rules and regulations promulgated thereunder
“Underwriters”	the Hong Kong Underwriters and the International Purchasers
“Underwriting Agreements”	the Hong Kong Underwriting Agreement and the International Purchase Agreement
“United States” or “U.S.”	the United States of America, its territories and possessions and all areas subject to its jurisdiction
“US\$” or “U.S. dollars”	United States dollars, the lawful currency of the United States
“we”, “us”, “our”, “our Company” or “our Group”	Future Land Development Holdings Limited (新城發展控股有限公司), a company incorporated in the Cayman Islands on April 23, 2010 and, unless the context otherwise requires, all of its subsidiaries (including Jiangsu Future Land and all its subsidiaries), or, where the context refers to any time prior to its incorporation, the businesses which the predecessors of its present subsidiaries were engaged in and which were subsequently assumed by such subsidiaries pursuant to the Reorganisation in connection with the Global Offering
“Wealth Zone Hong Kong”	Wealth Zone Hong Kong Investments Limited, a company incorporated in the British Virgin Islands on July 17, 2003 and wholly owned by First Priority Group Limited, our controlling shareholder, as of the Latest Practicable Date
“White Form eIPO”	the application for Hong Kong Offer Shares to be issued in the applicant’s own name by submitting applications online through the designated website of <b>White Form eIPO</b> at <a href="http://www.eipo.com.hk">www.eipo.com.hk</a>
“White Form eIPO Service Provider”	Computershare Hong Kong Investor Services Limited
“Wuhan Future Land Hongsheng”	Wuhan Future Land Hongsheng Property Co., Ltd. (武漢新城宏盛置業有限公司)*, our subsidiary established in the PRC on May 12, 2012

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“Wuxi Future Land Chuangzhi”	Wuxi Future Land Chuangzhi Real Estate Co., Ltd. (無錫新城創置房地產有限公司)*, our subsidiary established in the PRC on May 6, 2010
“Wuxi Future Land Wanbo”	Wuxi Future Land Wanbo Property Co., Ltd. (無錫新城萬博置業有限公司)*, our subsidiary established in the PRC on January 6, 2011
“Wuxi Future Land Wanjia”	Wuxi Future Land Wanjia Property Co., Ltd. (無錫新城萬嘉置業有限公司)*, our subsidiary established in the PRC on August 14, 2007
“Yangtze River Delta”	the economic zone located in the eastern part of China, covering Jiangsu Province, Zhejiang Province and the municipality of Shanghai
“Zhongcheng Trust”	Zhongcheng Trust Co., Limited (中誠信託有限責任公司), a State-owned company established under the laws of the PRC in 1995, which is licensed by the CBRC as a non-banking financial institution and engages principally in fund management, fund investment, lending and trust financing related activities with a registered capital of RMB2.5 billion and is an independent third party
“Zhongrong International Trust”	Zhongrong International Trust Co., Limited (中融國際信託有限公司), a State-owned company established under the laws of the PRC in 1993, which is licensed by the CBRC as a non-banking financial institution and engages principally in fund management, securities dealing and trust-financing related activities. It has a registered capital of RMB1.4 billion and is an independent third party
“Zhongtai Trust”	Zhongtai Trust Co., Ltd (中泰信託有限責任公司), a State-owned company established under the laws of the PRC in 2002, which is licensed by the CBRC as a non-banking financial institution, and engages principally in fund management, fund investment, lending and trust financing related activities with a registered capital of RMB0.5 billion. It is our connected person by virtue of the type (ii) arrangements defined and disclosed in the section headed “Business – Alternative Financing Provided By Trust Financing Companies” in this prospectus. Please refer to the section headed “Connected Transactions” for details

Unless the context otherwise requires, references to “2009”, “2010” and “2011” in this prospectus are years ended December 31, 2009, 2010 and 2011, respectively.

\* Denotes English translation of the name of a Chinese company or entity or vice versa and is provided for identification purposes only.