

*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. Potential investors should read the offering circular dated June 24, 2013 (the “**Offering Circular**”) of New Century Real Estate Investment Trust, as constituted pursuant to a trust deed dated on June 10, 2013, for detailed information about New Century Real Estate Investment Trust and the Global Offering described below before deciding whether or not to invest in the Units being offered.*

*This announcement does not constitute and is not an offer to sell or a solicitation of any offer to buy securities in Hong Kong, the United States or elsewhere. The securities referred to in this announcement have not been and will not be registered under the U.S. Securities Act of 1933 (as amended) (the “**U.S. Securities Act**”) or any state securities laws of the United States and may not be offered or sold in the United States absent registration under the U.S. Securities Act or except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act. New Century Real Estate Investment Trust does not intend to register its securities under the U.S. Securities Act or to engage in a public offering of its securities in the United States.*

*The Securities and Futures Commission of Hong Kong, Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited (the “**Hong Kong 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.*

Unless defined herein, terms used in this announcement shall have the same meanings as those defined in the Offering Circular.



New Century Real Estate Investment Trust

開元產業投資信託基金

(a Hong Kong collective investment scheme authorized under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))

Managed by

New Century Asset Management Limited

GLOBAL OFFERING

- Number of Units under the Global Offering** : 469,914,000 (subject to the Over-allotment Option)
- Number of Units under the Hong Kong Public Offering** : 46,992,000 (subject to adjustment and reallocation)
- Number of Units under the International Offering** : 422,922,000 (subject to adjustment, reallocation and the Over-allotment Option)
- Maximum Offer Price** : HK\$4.20 per Unit, plus brokerage of 1.0%, Hong Kong Stock Exchange trading fee of 0.005% and SFC transaction levy of 0.003%, payable in full on application in Hong Kong dollars and subject to refund
- Stock Code** : 1275

*Joint Global Coordinators and Joint Listing Agents
(in alphabetical order)*

Morgan Stanley



Joint Bookrunners and Joint Lead Underwriters

Morgan Stanley



 BOC INTERNATIONAL



Preliminary approval has been granted by the Hong Kong Stock Exchange for the listing of, and permission to deal in, the Units, comprising: (1) the Hong Kong Public Offering of initially 46,992,000 Units (subject to adjustment and reallocation); and (2) the International Offering of initially 422,922,000 Units (subject to adjustment, reallocation and the Over-allotment Option). In the event that the Over-Allotment Option is exercised, an announcement will be made by the REIT Manager on the website of the Hong Kong Stock Exchange at <http://www.hkexnews.hk> and the website of New Century REIT at <http://www.ncreit.com>.

The Offer Price will not be more than HK\$4.20 and is currently expected to be not less than HK\$3.50. Applicants for Hong Kong Public Offering Units are required to pay, on application, the maximum Offer Price of HK\$4.20 per Hong Kong Public Offering Unit together with brokerage of 1.0%, Hong Kong Stock Exchange trading fee of 0.005% and SFC transaction levy of 0.003%, amounting to a total of HK\$4,242.34 per board lot of 1,000 Units.

Applications for the Units will only be considered on the basis of the terms and conditions set out in the Offering Circular and the Application Forms.

Copies of the Offering Circular, together with the **WHITE** Application Forms, may be obtained during normal business hours from 9:00 a.m. Monday, June 24, 2013 to 12:00 noon Thursday, June 27, 2013 from:

(1) the following addresses of the Hong Kong Underwriters:

| | |
|----------------------------------------------------------|------------------------------------------------------------------------------------|
| Morgan Stanley Asia Limited | Level 46, International Commerce Centre, 1 Austin Road West, Kowloon, Hong Kong |
| Standard Chartered Securities (Hong Kong) Limited | 15/F, Two International Finance Centre, 8 Finance Street, Central, Hong Kong |
| BOCI Asia Limited | 26th Floor Bank of China Tower 1 Garden Road Hong Kong |
| BOCOM International Securities Limited | 9th Floor, Man Yee Building 68 Des Voeux Road Central Hong Kong |

| | |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------|
| CCB International Capital Limited | 34th Floor, Two Pacific Place 88 Queensway Admiralty Hong Kong |
| China Galaxy International Securities (Hong Kong) Co., Limited | Room 3501-3507, 35/F Cosco Tower 183 Queen's Road Central Hong Kong |
| Haitong International Securities Company Limited | 22/F, Li Po Chun Chambers 189 Des Voeux Road Central Hong Kong |

(2) or any of the following branches of Standard Chartered Bank (Hong Kong) Limited:

| | Branch Name | Address |
|--------------------------|---------------------------|-----------------------------------------------------------------------------------------------------|
| Hong Kong Island: | North Point Centre Branch | Shop G, G/F, North Point Centre, 284 King's Road, North Point |
| | 88 Des Voeux Road Branch | 88 Des Voeux Road Central, Central |
| | Quarry Bay Branch | G/F, Westlands Gardens, 1027 King's Road, Quarry Bay |
| | Causeway Bay Branch | G/F to 2/F, Yee Wah Mansion, 38-40A Yee Wo Street, Causeway Bay |
| | Wanchai Southorn Branch | Shop C2 on G/F and 1/F to 2/F, Lee Wing Building, No. 156-162 Hennessy Road, Wanchai |

| | | |
|-------------------------|----------------------------|-------------------------------------------------------------------------|
| Kowloon: | Kwun Tong Hoi Yuen Road | G/F, Fook Cheong Building, No. 63 Hoi Yuen Road, Kwun Tong, Kowloon |
| | Mongkok Branch | Shop B, G/F, 1/F & 2/F, 617-623 Nathan Road, Mongkok |
| | Tsimshatsui Branch | G/F, 8A-10 Granville Road, Tsimshatsui |
| New Territories: | New Town Plaza Branch | Shop 215, 222 & 223, Phase 1, New Town Plaza, Shatin |
| | Tsuen Wan Branch | Shop C, G/F & 1/F, Jade Plaza, 298 Sha Tsui Road, Tsuen Wan |
| | Metroplaza Branch | Shop No. 175 - 176, Level 1, Metroplaza, 223 Hing Fong Road, Kwai Chung |
| | Tuen Mun Town Plaza Branch | Shop No. G047 - G052, Tuen Mun Town Plaza Phase I, Tuen Mun |

Copies of the Offering Circular, together with the **YELLOW** Application Forms, may be obtained during normal business hours from 9:00 a.m. on Monday, June 24, 2013 until 12:00 noon on Thursday, June 27, 2013 at the Depository Counter of HKSCC at 2nd Floor, Infinitus Plaza, 199 Des Voeux Road Central, Hong Kong, or from your stockbroker, who may have such Application Forms and the Offering Circular available.

Applicants who would like to be allotted Hong Kong Public Offering Units in their own names should: (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 <http://www.hkeipo.hk> under the **HK eIPO White Form**

service. Applicants who would like to have the Hong Kong Public Offering Units 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 in CCASS should either: (i) complete and sign the **YELLOW** Application Forms; or (ii) give electronic application instructions to HKSCC via CCASS.

Applicants applying through the **HK eIPO White Form** service may submit applications through the designated website at <http://www.hkeipo.hk> from 9:00 a.m. on Monday, June 24, 2013 until 11:30 a.m. on Thursday, June 27, 2013 or such later time as described in the section headed “Other Information — How to Apply for Hong Kong Public Offering Units — 10. Effect of Bad Weather on the Opening of the Application Lists” in the Offering Circular (24 hours daily, except on the last application day).

CCASS Participants can input **electronic application instructions** from 9:00 a.m. on Monday, June 24, 2013 until 12:00 noon on Thursday, June 27 2013.

Please refer to the sections headed “Other Information — Structure of the Global Offering” and “Other Information — How to Apply for Hong Kong Public Offering Units” in the Offering Circular for details of the conditions and procedures of the Hong Kong Public Offering.

It is expected that the final Offer Price, the level of indication of interest in the International Offering, the results of applications in the Hong Kong Public Offering, the basis of allocations of the Hong Kong Public Offering Units, and the final number of Hong Kong Public Offering Units, will be published on Thursday, July 4, 2013 in the South China Morning Post (in English) and the Hong Kong Economic Times (in Chinese), and on the website of the Hong Kong Stock Exchange at <http://www.hkexnews.hk> and the website of New Century REIT at <http://www.ncreit.com>. The results of allocations (with the successful applicants’ Hong Kong identity card/passport/Hong Kong business registration numbers, where applicable) under the Hong Kong Public Offering will be made available through a variety of channels from Thursday, July 4, 2013, as described in the section entitled “Other Information — How to Apply for Hong Kong Public Offering Units - 11. Publication of Results”.

If an application is rejected, not accepted or accepted in part only, or if the Offer Price as finally determined is less than the offer price of HK\$4.20 per Unit (excluding brokerage, SFC transaction levy and the Hong Kong Stock Exchange trading fee thereon) initially paid on application, or if the conditions of the Hong Kong Public Offering are not fulfilled in accordance with the section headed “Other Information — Structure of the Global Offering — Conditions of the Hong Kong

Public Offering” of the Offering Circular or if any application is revoked or any allotment pursuant thereto has become void, the application monies, or the appropriate portion thereof, together with the related brokerage, SFC transaction levy and Hong Kong Stock Exchange trading fee, will be refunded, without interest. Any refund of your application monies (if any) will be made on Thursday, July 4, 2013 in accordance with the various arrangements as described in the section entitled “Other Information — How to Apply for Hong Kong Public Offering Units — 14. Despatch/Collection of Unit Certificates and Refund Monies” of the Offering Circular.

Provided that the Global Offering has become unconditional in all respects and the right of termination described in the section entitled “Other Information — Underwriting — Underwriting Arrangements and Expenses — Grounds for Termination by the Hong Kong Underwriters” of the Offering Circular has not been exercised, dealings in the Units on the Hong Kong Stock Exchange are expected to commence at 9:00 a.m. on Friday, July 5, 2013. The Units will be traded in board lots of 1,000 Units each. No temporary document of title will be issued in respect of the Units. No receipt will be issued for sums paid on application. Unit certificates will only become valid at 8:00 a.m. on Friday, July 5, 2013 provided that the Global Offering has become unconditional in all respects and the right of termination described in the section entitled “Other Information — Underwriting — Underwriting Arrangements and Expenses — Grounds for Termination by the Hong Kong Underwriters” of the Offering Circular has not been exercised.

By order of the Board
New Century Asset Management Limited
as manager of New Century Real Estate Investment Trust
Mr. Chen Miaolin
Chairman of the REIT Manager

Hong Kong, June 24, 2013

As at the date of this announcement, the executive Director of the REIT Manager is Mr. Cheung Yat Ming, the non-executive Directors of the REIT Manager are Mr. Chen Miaolin, Mr. Zhang Guanming, Mr. Zhang Chi, and the independent non-executive Directors of the REIT Manager are Mr. Angelini Giovanni, Mr. Yu Hon To David, Mr. Dai Bin.

Please also refer to the published version of this announcement in the South China Morning Post (in English) and the Hong Kong Economic Times (in Chinese).