

---

## IMPORTANT

---

*If you are in any doubt about any of the contents in this prospectus, you should obtain independent professional advice.*



### MODERN LAND (CHINA) CO., LIMITED

當代置業(中國)有限公司

*(incorporated in the Cayman Islands with limited liability)*

#### GLOBAL OFFERING

Number of Offer Shares	: 400,000,000 Shares (subject to the Over-allotment Option)
Number of Hong Kong Offer Shares	: 40,000,000 Shares (subject to adjustment)
Number of International Placing Shares	: 360,000,000 Shares (subject to adjustment and the Over-allotment Option)
Maximum Offer Price	: HK\$2.36 per Offer Share payable in full on application in Hong Kong dollars, subject to refund, plus brokerage of 1%, SFC transaction levy of 0.003% and Stock Exchange trading fee of 0.005%
Nominal Value	: US\$0.01 per Share
Stock Code	: 1107

Sole Sponsor

**Daiwa**  
Capital Markets

Joint Global Coordinators

**Daiwa**  
Capital Markets

**CMS**  **招商证券**

Joint Bookrunners

**Daiwa**  
Capital Markets

**CMS**  **招商证券**

**RHB**  **OSK**  
RHB OSK Securities Hong Kong Limited

---

Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited and Hong Kong Securities Clearing Company Limited take no responsibility for the contents in this prospectus, 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 in this prospectus.

A copy of this prospectus, having attached thereto the documents specified in the section headed "Documents Delivered to the Registrar of Companies and Available for Inspection" in Appendix VI to this prospectus, has been registered by the Registrar of Companies in Hong Kong as required by section 342C of the Companies Ordinance (Chapter 32 of the Laws of Hong Kong). The Securities and Futures Commission and the Registrar of Companies in Hong Kong take no responsibility for the contents in this prospectus or any other documents referred to above.

The Offer Price is expected to be fixed by agreement between the Joint Global Coordinators (for themselves and on behalf of the Underwriters) and the Company on the Price Determination Date. The Price Determination Date is expected to be on or about Friday, July 5, 2013 and, in any event, not later than Monday, July 8, 2013. The Offer Price will be not more than HK\$2.36 per Offer Share and is currently expected to be not less than HK\$1.49 per Offer Share unless otherwise announced. Investors applying for Hong Kong Offer Shares must pay, on application, the maximum Offer Price of HK\$2.36 for each Offer Share together with a brokerage of 1%, SFC transaction levy of 0.003% and Stock Exchange trading fee of 0.005%, subject to refund if the Offer Price as finally determined should be lower than HK\$2.36.

The obligations of the Hong Kong Underwriters under the Hong Kong Underwriting Agreement to subscribe for, and to procure applicants for the subscription for, the Hong Kong Offer Shares, are subject to termination by the Joint Global Coordinators (for themselves and on behalf of the Hong Kong Underwriters) if certain grounds arise prior to 8:00 a.m. on the Listing Date. Such grounds are set out in "Underwriting – Underwriting Arrangements and Expenses – Hong Kong Public Offer – Grounds for termination" in this prospectus. It is important that you refer to that section for further details.

The Offer Shares have not been and will not be registered under the US Securities Act or any state securities laws in the United States, and may not be offered, sold, pledged or transferred, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the US Securities Act and in accordance with any applicable state securities laws of the United States.

June 28, 2013