*Unless otherwise defined in this announcement, capitalized terms used in this announcement shall have the same meanings as those defined in the prospectus dated 2 September 2013 (the "**Prospectus**") issued by Lifestyle Properties Development 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. Potential investors should read the Prospectus for detailed information about the Share Offer described below before deciding whether or not to invest in the Offer Shares.

Lifestyle Properties Development Limited
利福地產發展有限公司

(incorporated in the Cayman Islands with limited liability)

SHARE OFFER

Number of Offer Shares	**:**	**83,600,000 Shares (subject to the Over-allotment Option)**
Number of Public Offer Shares	**:**	**8,360,000 Shares (subject to adjustment)**
Number of Placing Shares	**:**	**75,240,000 Shares (subject to adjustment and the Over-allotment Option)**
Offer Price	**:**	**not more than HK$2.43 per Offer Share and expected to be not less than HK$1.80 per Offer Share (payable in full upon application, plus brokerage fee of 1%, SFC transaction levy of 0.003% and Stock Exchange trading fee of 0.005%)**
Nominal Value	**:**	**HK$0.10 per Share**
Stock Code	**:**	**2183**

Joint Global Coordinators, Joint Sponsors, Joint Bookrunners and Joint Lead Managers

BNP PARIBAS
CORPORATE & INVESTMENT BANKING

PLATINUM
Securities

An application has been made by the Company to the Listing Committee of the Hong Kong Stock Exchange for the granting of the listing of, and permission to deal in, the Shares in issue and to be issued pursuant to the Share Offer. In the event the Over-allotment Option is exercised, an announcement will be made by the Company.

The Company is initially offering 8,360,000 Public Offer Shares (subject to adjustment) and 75,240,000 Placing Shares (subject to adjustment and the Over-allotment Option), for subscription at the maximum indicative Offer Price, representing 10% and 90%, respectively, of the total number of Offer Shares initially available under the Share Offer. The allocation of the Shares between the Public Offer and the Placing is subject to adjustment as stated in the section headed "Structure and conditions of the Share Offer — The Public Offer" in the Prospectus.

In connection with the Share Offer, the Company is expected to grant the Over-allotment Option to the Placing Underwriters, exercisable by the Joint Global Coordinators on behalf of the Placing Underwriters. Pursuant to the Over-Allotment Option, the Joint Global Coordinators have the right, exercisable at any time from the Listing Date until 30 days after the last date for the lodging of applications under the Public Offer, to require the Company to allot and issue up to an aggregate of 12,540,000 additional Offer Shares (representing 15% of the Offer Shares initially available under the Share Offer), at the Offer Price to cover, among other things, over-allocations in the Placing, if any.

Applications for the Public Offer Shares will only be considered on the basis of the terms and conditions of the Prospectus and the related Application Forms.

Applicants who would like the allotted Public Offer Shares to be issued 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** via the **White Form eIPO** service.

Applicants who would like the allotted Public Offer Shares to be issued 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 Forms, may be obtained during normal business hours from 9:00 a.m. on Monday, 2 September 2013 until 12:00 noon on Thursday, 5 September 2013 at:

(i) any of the following offices of the Joint Bookrunners:

1. **BNP Paribas Securities (Asia) Limited**

   59th Floor, Two International Finance Centre, 8 Finance Street, Central, Hong Kong

2. **Platinum Securities Company Limited**

21/F, LHT Tower, 31 Queen's Road Central, Hong Kong

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

District	**Branch**	**Address**
Hong Kong Island	Des Voeux Road	Standard Chartered Bank Building, 4-4A Des Voeux Road Central, Central
	88 Des Voeux Road	88 Des Voeux Road Central, Central
	Quarry Bay	G/F, Westlands Gardens, 1027 King's Road, Quarry Bay
	Yun Ping Road	G/F to 2/F, Fortune Centre, 44-48 Yun Ping Road, Causeway Bay
Kowloon	Kwun Tong Hoi Yuen Road	G/F, Fook Cheong Building, No. 63 Hoi Yuen Road, Kwun Tong
	Mongkok	Shop B, G/F, 1/F & 2/F, 617-623 Nathan Road, Mongkok
	Tsimshatsui	G/F, 8A-10 Granville Road, Tsimshatsui
New Territories	Tsuen Wan	Shop C, G/F & 1/F, Jade Plaza, 298 Sha Tsui Road, Tsuen Wan
	Metroplaza	Shop No. 175-176, Level 1, Metroplaza, 223 Hing Fong Road, Kwai Chung
	New Town Plaza	Shop 215, 222 & 223, Phase 1, New Town Plaza, Shatin

Copies of the Prospectus, together with the **YELLOW** Application Forms, may be obtained:

(i) during normal business hours from 9:00 a.m. on Monday, 2 September 2013 until 12:00 noon on Thursday, 5 September 2013 at

The Depository Counter of HKSCC
2/F., Infinitus Plaza
199 Des Voeux Road Central
Hong Kong

(ii) from your stock broker who may have the Prospectus and the **YELLOW** Application Forms available.

Applicants applying by **White Form eIPO** may submit applications through the designated website **www.eipo.com.hk** (24 hours daily, except on the last application day) from 9:00 a.m. on Monday, 2 September 2013 until 11:30 a.m. on Thursday, 5 September 2013 and the latest time for completing full payment of application monies in respect of such applications will be 12:00 noon on Thursday, 5 September 2013 or such later time as described under the sub-section headed "How to apply for the Public Offer Shares — Effect of Bad Weather Conditions on the Opening of the Application Lists" in the Prospectus.

CCASS Participants can input **electronic application instructions** from 9:00 a.m. on Monday, 2 September 2013 until 12:00 noon on Thursday, 5 September 2013 (24 hours daily, except on the last application day).

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

The Company expects to publish the announcement on the final Offer Price, the level of applications in the Public Offer, the basis of allotment of the Public Offer Shares under the Public Offer and the level of indications of interest in the Placing on or before Wednesday, 11 September 2013 in The Standard (in English), the Hong Kong Economic Journal (in Chinese), on the website of the Company at **www.lifestyleproperties.com.hk** and on the Stock Exchange's website at **www.hkexnews.hk**.

The results of allocations of the Public Offer, and the Hong Kong identity card/passport/ Hong Kong business registration numbers (when supplied) of successful applicants and the number of Public Offer Shares successfully applied for under **WHITE** or **YELLOW** Application Forms or by given **electronic application instruction** to HKSCC via CCASS, will be made available in the manner described in the section head "How to apply for the Public Offer Shares — Publication of Results" in the Prospectus.

The Company will not issue temporary documents of title of the Shares. No receipt will be issued for sum paid on application.

Assuming the Share Offer becomes unconditional at or before 8:00 a.m. in Hong Kong on Thursday, 12 September 2013, dealings in the Shares on the Stock Exchange are expected to commence at 9:00 a.m. on Thursday, 12 September 2013. The Shares will be traded in board lots of 2,000 Shares each.

By order of the Board
Lifestyle Properties Development Limited
Lau Luen Hung, Thomas
Chairman of the Company

Hong Kong, 2 September 2013

As at the date of this announcement, the Board comprises Ms. Chan Chor Ling, Amy and Ms. Chan Siu Chun, Candy (alias Ms. Chan Siu Chun) as the executive Directors, Mr. Lau Luen Hung, Thomas and Mr. Wong Man Hoi as the non-executive Directors, and Mr. Lam Siu Lun, Simon, Mr. Robert Charles Nicholson and Mr. Wong Kun Kau as the independent non-executive Directors.

Please also refer to the published version of this announcement in The Standard (in English) and Hong Kong Economic Journal (in Chinese).