

*Unless defined herein, terms used in this announcement shall have the same meanings as those defined in the prospectus dated August 13, 2014 (the “**Prospectus**”) issued by China VAST Industrial Urban Development Company Limited (the “**Company**”).*

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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 Prospectus for detailed information about the Company and the Global Offering described below before deciding whether or not to invest in the Shares being offered.

*This announcement is not an offer of securities for sale in the United States. The Company has not registered and does not intend to register any securities referred to in this announcement under the United States Securities Act of 1933, as amended (the “**U.S. Securities Act**”). Securities of the Company may not be offered or sold in the United States absent registration under the U.S. Securities Act or an applicable exemption from the registration requirements under the U.S. Securities Act. There will not be and is not currently intended to be any public offering of securities in the United States.*

*In connection with the Global Offering, Morgan Stanley Asia Limited, as the stabilizing manager (the “**Stabilizing Manager**”), its affiliates or any person acting for it, on behalf of the Underwriters, may effect transactions with a view to stabilizing or supporting the market price of the Shares at a level higher than that which might otherwise prevail for a limited period after the Listing Date. However, there is no obligation on the Stabilizing Manager, its affiliates or any person acting for it, to conduct any such stabilizing action, which, if commenced, will be done at the sole and absolute discretion of the Stabilizing Manager, its affiliates or any person acting for it, and may be discontinued at any time. Any such stabilizing activity is required to be brought to an end on the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering. Such stabilization action, if commenced, may be effected in all jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws, rules and regulatory requirements, including the Securities and Futures (Price Stabilizing) Rules, as amended, made under the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).*

Potential investors should be aware that stabilizing action cannot be taken to support the price of the Shares for longer than the stabilization period which begins on the Listing Date and is expected to expire on Wednesday, September 17, 2014, being the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering. After this date, no further stabilizing action may be taken, and demand for the Shares and the price of the Shares could fall.

China VAST Industrial Urban Development Company Limited

中國宏泰產業市鎮發展有限公司

(incorporated in the Cayman Islands with limited liability)

GLOBAL OFFERING

Number of Offer Shares under the Global Offering	: 328,000,000 Shares (subject to the Over-allotment Option)
Number of Hong Kong Public Offer Shares	: 32,800,000 Shares (subject to adjustment)
Number of International Offer Shares	: 295,200,000 Shares (subject to adjustment and the Over-allotment Option)
Maximum Offer Price	: HK\$3.75 per Offer Share (payable in full on application, plus a brokerage of 1.0%, an SFC transaction levy of 0.003% and a Hong Kong Stock Exchange trading fee of 0.005% and subject to refund)
Nominal value	: HK\$0.01 per Share
Stock code	: 6166

Joint Sponsors

Morgan Stanley



Joint Global Coordinators

Morgan Stanley



ICBC 工银国际



Joint Bookrunners

Morgan Stanley



ICBC 工银国际



Joint Lead Managers

Morgan Stanley



ICBC 工银国际



Application has been made by the Company to the Listing Committee for the listing of, and permission to deal in, the Shares in issue and to be issued pursuant to the Capitalization of Loan, the Capitalization Issue and the Global Offering (including any additional Shares which may be issued pursuant to the exercise of the Over-allotment Option). The Global Offering comprises (a) the Hong Kong Public Offering of 32,800,000 Shares (subject to adjustment) and (b) the International Offering of 295,200,000 Shares (subject to adjustment and the Over-allotment Option), representing 10% and 90%, respectively of the Shares to be issued pursuant to the Global Offering (without taking into account the exercise of the Over-allotment Option).

Subject to the granting of the approval for the listing of, and permission to deal in, the Shares on the Hong Kong Stock Exchange and compliance 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 date of commencement of dealings in the Shares on the Hong Kong Stock Exchange or such other date as may be determined by HKSCC. Settlement of transactions between participants of the Hong Kong 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. All necessary arrangements have been made to enable the Shares to be admitted into CCASS.

In connection with the International Offering, the Company is expected to grant the Over-allotment Option to the International Underwriters, exercisable by the Underwriters' Representatives at their sole and absolute discretion on behalf of the International Underwriters for up to 30 days after the last day for the lodging of applications under the Hong Kong Public Offering. Pursuant to the Over-allotment Option, the Underwriters' Representatives will have the right to require the Company to issue and allot up to an aggregate of 49,200,000 Shares, representing 15% of the initial number of the Offer Shares at the Offer Price to cover over-allocations in the International Offering, if any. The allocation of the Shares between the Hong Kong Public Offering and the International Offering is subject to adjustment as stated in the section headed "Structure of the Global Offering — The Hong Kong Public Offering — Reallocation" in the Prospectus.

Assuming the Global Offering becomes unconditional at or before 8:00 a.m. in Hong Kong on Monday, August 25, 2014, it is expected that dealings in the Shares on the Hong Kong Stock Exchange are expected to commence on Monday, August 25, 2014. In the event that the Over-allotment Option is exercised, an announcement will be made by the Company on the websites of the Hong Kong Stock Exchange at www.hkexnews.hk and the Company at www.vastiud.com.

The Offer Price will not be more than HK\$3.75 per Offer Share and is expected to be not less than HK\$2.75 per Offer Share. Applicants for the Hong Kong Public Offer Shares are required to pay, on application, the maximum Offer Price of HK\$3.75 per Offer Share together with a brokerage of 1.0%, an SFC transaction levy of 0.003% and a Hong Kong Stock Exchange trading fee of 0.005%, subject to refund if the Offer Price as finally determined is less than HK\$3.75 per Offer Share.

Applications for the Hong Kong Public Offer Shares will only be considered on the basis of the terms and conditions set out in the Prospectus, the Application Forms and the designated website (www.eipo.com.hk) for the White Form eIPO.

Applicants who would like to have the Hong Kong Public Offer Shares to be allotted and issued 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 would like to have the Hong Kong Public Offer Shares to be 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 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 Wednesday, August 13, 2014 until 12:00 noon on Monday, August 18, 2014 from:

- (1) any of the following offices of the Hong Kong Underwriters and Joint Lead Managers:

Morgan Stanley Asia Limited	46/F, International Commerce Centre, 1 Austin Road West, Kowloon, Hong Kong
CLSA Limited	18/F, One Pacific Place, 88 Queensway, Hong Kong
ICBC International Securities Limited	37/F, ICBC Tower, 3 Garden Road, Hong Kong
CCB International Capital Limited	12/F., CCB Tower, 3 Connaught Road Central, Central, Hong Kong
DBS Asia Capital Limited	17/F, The Center, 99 Queen's Road Central, Hong Kong
First Shanghai Securities Limited	19/F, Wing On House, 71 Des Voeux Road Central, Hong Kong
GF Securities (Hong Kong) Brokerage Limited	29–30/F, Li Po Chun Chambers, 189 Des Voeux Road Central, Hong Kong
Celestial Securities Limited	9/F, Low Block, Grand Millennium Plaza, 181 Queen's Road Central, Hong Kong

- (2) any of the following branches of Industrial and Commercial Bank of China (Asia) Limited:

District	Branch Name	Address
Hong Kong Island	Central Branch	1/F., 9 Queen's Road Central
	Sheung Wan Branch	Shop F, G/F, Kai Tak Commercial Building, 317-319 Des Voeux Road Central, Sheung Wan
	North Point Branch	G/F, 436-438 King's Road, North Point
Kowloon	Mei Foo Branch	Shop N95A, 1/F, Mount Sterling Mall, Mei Foo Sun Chuen
	Ngau Tau Kok Branch	Shop Nos. G211-214, G/F, Phase II, Amoy Plaza, 77 Ngau Tau Kok Road
	Kwun Tong Branch	Shop 5 & 6, 1/F, Crocodile Center, 79 Hoi Yuen Road, Kwun Tong
New Territories	Tseung Kwan O Branch	Shop Nos. 2011-2012, Level 2, Metro City, Plaza II, 8 Yan King Road, Tseung Kwan O
	Kwai Fong Branch	C63A-C66, 2/F, Kwai Chung Plaza, Kwai Fong
	Tai Po Branch	Shop F, G/F, Mee Fat Building, No 34-38 Tai Wing Lane, Tai Po
	Tuen Mun Branch	217 A-F Central Services Building, Nan Fung Industrial City, 18 Tin Hau Road, Tuen Mun

(3) any of the following branches of DBS Bank (Hong Kong) Limited:

District	Branch Name	Address
Hong Kong Island	Head Office	G/F, The Center, 99 Queen's Road Central
	United Centre Branch	Shops 1015–1018, 1/F & Shops 2032–2034, 2/F, United Centre, 95 Queensway, Admiralty
	Hennessy Road Branch	G/F, 427–429 Hennessy Road, Causeway Bay
	Quarry Bay Branch	Shop A, G/F, 1063 King's Road, Quarry Bay
Kowloon	Nathan Road Branch	G/F, Wofoo Commercial Building, 574–576 Nathan Road, Mongkok
	Tsimshatsui Branch	G/F, 22–24 Cameron Road, Tsim Sha Tsui
	Yaumatei Branch	G/F & 1/F, 131–137 Woo Sung Street, Yau Ma Tei
New Territories	Yuen Long Branch	G/F, 1–5 Tai Tong Road, Yuen Long
	Shatin Plaza Branch	Shop 47 & 48, Level 1, Shatin Plaza, No. 21–27 Sha Tin Centre Street, Shatin
	Tsuen Wan Branch	G/F, 23 Chung On Street, 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 Wednesday, August 13, 2014 until 12:00 noon on Monday, August 18, 2014 at the Depository Counter of HKSCC at 2nd Floor, Infinitus Plaza, 199 Des Voeux Road Central, Hong Kong or your stockbroker.

Your completed **WHITE** or **YELLOW** Application Form, together with a cheque or a banker's cashier order marked payable to "**ICBC (Asia) Nominee Limited – China VAST Public Offer**" attached and securely stapled, should be deposited in the special collection boxes provided at any of the branches of the receiving banks listed above, at the following dates and times:

Wednesday, August 13, 2014 — 9:00 a.m. to 5:00 p.m.
Thursday, August 14, 2014 — 9:00 a.m. to 5:00 p.m.
Friday, August 15, 2014 — 9:00 a.m. to 5:00 p.m.
Saturday, August 16, 2014 — 9:00 a.m. to 1:00 p.m.
Monday, August 18, 2014 — 9:00 a.m. to 12:00 noon

Applicants applying by **White Form eIPO** service may submit applications through the designated website at www.eipo.com.hk from 9:00 a.m. on Wednesday, August 13, 2014 until 11:30 a.m. on Monday, August 18, 2014 or such later time as described in the section headed "*How to Apply for Hong Kong Public Offer Shares — Effect of Bad Weather on the Opening of the Application Lists*" in the Prospectus.

CCASS Participants can input **electronic application instructions** from 9:00 a.m. on Wednesday, August 13, 2014 until 12:00 noon on Monday, August 18, 2014 or such later time as described in the section headed “*How to Apply for Hong Kong Public Offer Shares — Effect of Bad Weather on the Opening of the Application Lists*” in the Prospectus. Please refer to the sections headed “*Structure of the Global Offering*” and “*How to Apply for Hong Kong Public Offer Shares*” in the Prospectus for details of the conditions and procedures of the Hong Kong Public Offering.

The Company expects to publish an announcement on the final Offer Price, the level of indications of interest in the International Offering, the level of applications in the Hong Kong Public Offering and the basis of allocation of the Hong Kong Public Offer Shares on Friday, August 22, 2014 in China Daily (in English) and the Hong Kong Economic Times (in Chinese), and on the websites of the Hong Kong Stock Exchange at www.hkexnews.hk and the Company at www.vastiud.com, respectively. The results of allocations and the Hong Kong identity card/passport/Hong Kong business registration numbers of successful applicants under the Hong Kong Public Offering will be made available through a variety of channels from Friday, August 22, 2014 as described in the section headed “*How to Apply for Hong Kong Public Offer Shares – Publication of Results*”.

No temporary documents of title will be issued in respect of the Shares and no receipt will be issued for sums paid on application. Share certificates will only become valid certificates of title at 8:00 a.m. on Monday, August 25, 2014 provided that the Global Offering has become unconditional in all respects and the right of termination described in the section headed “*Underwriting — Underwriting Arrangements and Expenses — Hong Kong Public Offering — Grounds for Termination of the Hong Kong Underwriting Agreement*” has not been exercised.

Dealings in the Shares on the Hong Kong Stock Exchange are expected to commence at 9:00 a.m. on Monday, August 25, 2014. The Shares will be traded in board lots of 1,000 Shares each and the stock code of the Shares is 6166.

By Order of the Board
China VAST Industrial Urban Development Company Limited
Mr. Wang Jianjun
Chairman

Hong Kong
August 13, 2014

As at the date of this announcement, the executive Directors are Mr. Wang Jianjun, Mr. Yang Yun, Mr. Wang Yagang and Mr. Huang Peikun, the non-executive Director is Ms. Zhao Ying and the independent non-executive Directors are Ms. Zhang Xiaomei, Mr. Wei Yu and Dr. Wong Wing Kuen, Albert.

Please also refer to the published version of this announcement in English in China Daily and in Chinese in the Hong Kong Economic Times.