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*This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities. This announcement is not a prospectus. Potential investors should read the prospectus dated December 10, 2014 (the “**Prospectus**”) issued by Dalian Wanda Commercial Properties Co., Ltd. (the “**Company**”) for detailed information about the Global Offering described below before deciding whether or not to invest in the H Shares thereby being offered.*

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*Unless otherwise defined in this announcement, terms defined in the Prospectus have the same meanings when used in this announcement.*

*In connection with the Global Offering, Goldman Sachs (Asia) L.L.C., as 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 H Shares at a level higher than that which might otherwise prevail for a limited period after 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 (Wednesday, January 14, 2015). 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 H Shares for longer than the stabilization period which begins on the Listing Date and is expected to expire on the 30th day after the date of closing of the application lists under the Hong Kong Public Offering. After this date, no further stabilizing action may be taken, demand for the H Shares, and therefore the price of the H Shares, could fall.*



大連萬達商業地產股份有限公司  
**Dalian Wanda Commercial Properties Co., Ltd.**  
(a joint stock limited liability company incorporated in the People's Republic of China)

**GLOBAL OFFERING**

Number of Offer Shares under the Global Offering	: 600,000,000 H Shares (subject to the Over-allotment Option)
Number of Hong Kong Offer Shares	: 30,000,000 H Shares (subject to reallocation)
Number of International Offer Shares	: 570,000,000 H Shares (subject to reallocation and the Over-allotment Option)
Maximum Offer Price	: HK\$49.60 per Offer Share (payable in full on application, plus brokerage of 1.0%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005% and subject to refund)
Nominal value	: RMB1.00 per H Share
Stock code	: 03699

**Joint Global Coordinators**



**Joint Sponsors**



**Joint Bookrunners and Joint Lead Managers**



**Joint Financial Advisors**



The Company has applied to the Listing Committee of the Hong Kong Stock Exchange for the listing of, and permission to deal in, the H Shares to be issued pursuant to the Global Offering (including the additional H Shares which may be issued pursuant to the exercise of the Over-allotment Option). Dealings in the H Shares on the Hong Kong Stock Exchange are expected to commence at 9:00 a.m. on Tuesday, December 23, 2014. In the event the Over-allotment Option is exercised, an announcement will be made by the Company which will be posted on the website of the Hong Kong Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and on the website of the Company ([www.wandaplazas.com](http://www.wandaplazas.com)).

The Global Offering comprises the Hong Kong Public Offering of 30,000,000 H Shares (subject to reallocation), and the International Offering of 570,000,000 H Shares (subject to reallocation and the Over-allotment Option). The allocation of the Offer Shares between the Hong Kong Public Offering and the International Offering will be subject to reallocation as described in the section headed “Structure of the Global Offering” in the Prospectus.

Subject to the granting of the approval for listing of, and permission to deal in, the H Shares on the Hong Kong Stock Exchange and compliance with the stock admission requirements of HKSCC, the H 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 H 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 H Shares to be admitted into CCASS.

The Offer Price will not be more than HK\$49.60 per Offer Share and is currently expected to be not less than HK\$41.80 per Offer Share, unless otherwise announced as further explained in the section headed “Structure of the Global Offering” in the Prospectus. Applicants for the Hong Kong Offer Shares are required to pay, on application, the Offer Price of HK\$49.60 per Offer Share together with brokerage of 1.0%, SFC transaction levy of 0.0027% and Hong Kong Stock Exchange trading fee of 0.005%.

Applications for the Hong Kong Offer Shares will only be considered on the basis of the terms and conditions set out in the Prospectus, the **WHITE** or **YELLOW** Application Forms and the designated website ([www.eipo.com.hk](http://www.eipo.com.hk)) for **White Form eIPO**.

Applicants who wish to be issued the Hong Kong Offer Shares in their own names should (i) complete and sign the **WHITE** Application Form; or (ii) submit applications online through the designated website of the **White Form eIPO** Service Provider at

[www.eipo.com.hk](http://www.eipo.com.hk) under the **White Form eIPO** service. Applicants who wish to have the Hong Kong Offer Shares issued in the name of HKSCC Nominees and deposited directly into CCASS for credit to their CCASS Investor Participant stock account or their designated CCASS Participant's stock account should (i) complete and sign the **YELLOW** Application Form; 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, December 10, 2014 till 12:00 noon on Monday, December 15, 2014 (or such later date as may apply as described in the section headed "How to Apply for Hong Kong Offer Shares — Effect of Bad Weather on the Opening of the Application Lists" in the Prospectus) from any of the following addresses of the Hong Kong Underwriters:

**China International Capital Corporation Hong Kong Securities Limited**

29th Floor, One International Finance Center  
1 Harbour View Street  
Central  
Hong Kong

**Goldman Sachs (Asia) L.L.C.**

68th Floor, Cheung Kong Center  
2 Queens Road Central  
Hong Kong

**UBS AG, Hong Kong Branch**

52nd Floor, Two International Finance Centre  
8 Finance Street  
Central  
Hong Kong

**The Hongkong and Shanghai Banking Corporation Limited**

1 Queen's Road Central  
Hong Kong

**BOCI Asia Limited**

26th Floor, Bank of China Tower  
1 Garden Road  
Central  
Hong Kong

**Citigroup Global Markets Asia Limited**

50/F Citibank Tower, Citibank Plaza, 3 Garden Road  
Central  
Hong Kong

**Morgan Stanley Asia Limited**

Level 46, International Commerce Centre  
1 Austin Road West  
Kowloon  
Hong Kong

**Merrill Lynch Far East Limited**

55/F Cheung Kong Center  
2 Queen's Road Central  
Central  
Hong Kong

**ICBC International Securities Limited**

37th Floor, ICBC Tower  
3 Garden Road  
Hong Kong

**CCB International Capital Limited**

12/F., CCB Tower  
3 Connaught Road Central  
Central  
Hong Kong

**ABCI Securities Company Limited**

10/F, Agricultural Bank of China Tower  
50 Connaught Road Central  
Hong Kong

**Deutsche Bank AG, Hong Kong Branch**

Level 52, International Commerce Centre  
1 Austin Road West  
Kowloon  
Hong Kong

**Credit Suisse (Hong Kong) Limited**

Level 88, International Commerce Centre  
One Austin Road West  
Kowloon  
Hong Kong

**Oriental Patron Securities Limited**

27th Floor, Two Exchange Square  
8 Connaught Place  
Central  
Hong Kong

**Haitong International Securities Company Limited**

22/F Li Po Chun Chambers  
189 Des Voeux Road Central,  
Hong Kong

**Nomura International (Hong Kong) Limited**

30/F, Two International Finance Centre  
8 Finance Street  
Central  
Hong Kong

**Barclays Bank PLC, Hong Kong Branch**

41/F, Cheung Kong Center  
2 Queen's Road Central  
Hong Kong

**China Merchants Securities (HK) Co., Limited**

48th Floor One Exchange Square  
8 Connaught Place  
Central  
Hong Kong

**DBS Asia Capital Limited**

17th Floor, The Center  
99 Queen's Road Central  
Central  
Hong Kong

**Cinda International Securities Limited**

45/F, COSCO Tower  
183 Queen's Road Central  
Hong Kong

or any of the following branches of:

**Bank of China (Hong Kong) Limited**

<b>District</b>	<b>Branch name</b>	<b>Address</b>
<b>Hong Kong Island</b>	Bank of China Tower Branch	3/F, 1 Garden Road
	Sheung Wan Branch	252 Des Voeux Road Central
	Wan Chai (Wu Chung House) Branch	213 Queen's Road East, Wan Chai
<b>Kowloon</b>	Kowloon Plaza Branch	Unit 1, Kowloon Plaza, 485 Castle Peak Road
	Hoi Yuen Road Branch	55 Hoi Yuen Road, Kwun Tong
<b>New Territories</b>	East Point City Branch	Shop 101, East Point City, Tseung Kwan O
	Kau Yuk Road Branch	18-24 Kau Yuk Road, Yuen Long
	Tuen Mun San Hui Branch	G13-G14 Eldo Court, Heung Sze Wui Road, Tuen Mun
	Ma On Shan Plaza Branch	Shop 2103, Level 2, Ma On Shan Plaza, Sai Sha Road, Ma On Shan
	Sheung Shui Branch Securities Services Centre	136 San Fung Avenue, Sheung Shui

## **The Bank of East Asia, Limited**

<b>District</b>	<b>Branch name</b>	<b>Address</b>
<b>Hong Kong Island</b>	Main Branch	10 Des Voeux Road Central, Central
	North Point Branch	326-328 King's Road, North Point
	Quarry Bay Branch	Shop G2-G4, G/F, Fok Cheong Building, 1032-1044 King's Road, Quarry Bay
	Taikoo Shing Branch	Shop G1010-1011, Yiu Sing Mansion, Taikoo Shing
<b>Kowloon</b>	Whampoa Garden Branch	Shop 1-3, G/F, Site 9, Whampoa Garden, Hung Hom
	Wong Tai Sin Branch	Shop UG15, Upper Ground Floor, Wong Tai Sin Plaza, Wong Tai Sin
<b>New Territories</b>	Tai Wai Branch	Cheung Fung Mansion, 16-18 Tai Wai Road, Shatin
	Tai Po Plaza Branch	Units 49-52, Level 1, Tai Po Plaza, Tai Po
	Park Central Branch	Shop G6, G/F, Park Central, 9 Tong Tak Street, Tseung Kwan O
	Ha Kwai Chung Branch	202 Hing Fong Road, Kwai Chung



## **Industrial and Commercial Bank of China (Asia) Limited**

<b>District</b>	<b>Branch name</b>	<b>Address</b>
<b>Hong Kong Island</b>	Central Branch	1/F, 9 Queen's Road Central
	Hennessy Road Branch	Shop 2A, G/F & Basement, Cameron Commercial Centre, 468 Hennessy Road, Causeway Bay
	Sheung Wan Branch	Shop F, G/F, Kai Tak Commercial Building, 317-319 Des Voeux Road Central, Sheung Wan
<b>Kowloon</b>	Tsimshatsui Branch	Shop 1&2, G/F, No. 35-37 Hankow Road, Tsimshatsui
	Yaumatei Branch	542 Nathan Road, Yaumatei
	Hung Hom Branch	Shop 2A, G/F, Hung Hom Shopping Mall, 2-34E Tak Man Street, Hung Hom
	Kwun Tong Branch	Shop 5 & 6, 1/F, Crocodile Center, 79 Hoi Yuen Road, Kwun Tong
<b>New Territories</b>	Shatin Branch	Shop 22J, Level 3, Shatin Centre
	Tseung Kwan O Branch	Shop Nos. 2011-2012, Level 2, Metro City, Plaza II, 8 Yan King Road, Tseung Kwan O
	Kwai Chung Branch	Unit G02, Tower A, Regent Centre, 63 Wo Yi Hop Road, Kwai Chung

Copies of the Prospectus, together with the **YELLOW** Application Forms, may be obtained during normal business hours from 9:00 a.m. on Wednesday, December 10, 2014 till 12:00 noon on Monday, December 15, 2014 from the Depository Counter of HKSCC at 1/F, One & Two Exchange Square, 8 Connaught Place, Central, Hong Kong or your stockbroker, who may have **YELLOW** Application Forms and the Prospectus available.

Your **WHITE** or **YELLOW** Application Forms can be lodged at the following times on the following dates:

Wednesday, December 10, 2014 — 9:00 a.m. to 5:00 p.m.  
Thursday, December 11, 2014 — 9:00 a.m. to 5:00 p.m.  
Friday, December 12, 2014 — 9:00 a.m. to 5:00 p.m.  
Saturday, December 13, 2014 — 9:00 a.m. to 1:00 p.m.  
Monday, December 15, 2014 — 9:00 a.m. to 12:00 noon

Applicants may apply online through the **White Form eIPO** service by submitting an application through the designated website at [www.eipo.com.hk](http://www.eipo.com.hk) from 9:00 a.m. on Wednesday, December 10, 2014 till 11:30 a.m. on Monday, December 15, 2014 or such later date as described in the section headed “How to Apply for Hong Kong Offer Shares — Effect of Bad Weather on the Opening of the Application Lists” in the Prospectus (24 hours daily, except on the last application day).

CCASS Participants can input **electronic application instructions** from 9:00 a.m. on Wednesday, December 10, 2014 till 12:00 noon on Monday, December 15, 2014 or such later date as may apply as described in the section headed “How to Apply for Hong Kong Offer Shares — Effect of Bad Weather on the Opening of the Application Lists” in the Prospectus.

Please refer to the sections entitled “Structure of the Global Offering” and “How to Apply for Hong Kong Offer Shares” of the Prospectus for details of the conditions and procedures of the Hong Kong Public Offering.

The Company expects to announce the final Offer Price, the results of applications in the Hong Kong Public Offering, including indication of levels of interest in the International Offering, levels in the applications of the Hong Kong Public Offering and the basis of allocation of the Hong Kong Offer Shares on Monday, December 22, 2014 in the South China Morning Post (in English), Hong Kong Economic Times (in Chinese), the website of the Hong Kong Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the website of the Company ([www.wandaplazas.com](http://www.wandaplazas.com)).

The Hong Kong Identity Card/passport/Hong Kong Business Registration (where appropriate) numbers of successful applicants under the Hong Kong Public Offering will be available at the times and date and in the manner specified in the section headed “How to Apply for Hong Kong Offer Shares — Publication of Results” in the Prospectus.

No temporary documents of title will be issued in respect of the H Shares and no receipt will be issued for sums paid on application. H Share certificates will only become valid certificates of title at 8:00 a.m. on Tuesday, December 23, 2014 provided that the Hong Kong Public Offering has become unconditional in all respects and the right of termination described in the section entitled “Underwriting — Hong Kong Public Offering — Grounds for Termination” has not been exercised. Dealings in the H Shares are expected to commence at 9:00 a.m. on Tuesday, December 23, 2014. The H Shares will be traded in board lots of 100 H Shares each. The stock code of the H Shares is 03699.

By order of the Board  
**Dalian Wanda Commercial Properties Co., Ltd.**  
**LIU Chaohui**  
*Company Secretary*

Hong Kong, December 10, 2014

*As at the date of this announcement, the Executive Directors of the Company are DING Benxi, QI Jie and QU Dejun; the Non-executive Directors are ZHANG Lin, WANG Guiya and YIN Hai; and the Independent Non-executive Directors are LIU Jipeng, XUE Yunkui and HU, Fred Zulu.*

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).