

Unless otherwise defined herein, capitalized terms used in this announcement shall have the same meanings as those defined in the prospectus dated September 28, 2018 (the “**Prospectus**”) of DaFa Properties Group 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 any securities of the Company. This announcement is not a prospectus. 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 Offer Shares.

This announcement is not for release, publication, distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia) or any other jurisdiction where such distribution is prohibited by law. This announcement does not constitute and is not an offer to sell or an invitation or solicitation of any offer to buy or subscribe for, any securities of the Company 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 from time to time) (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. There will be no and is not currently intended to be any public offering of securities of the Company in the United States. The Offer Shares are being offered and sold outside the United States as offshore transactions in accordance with Regulation S under the U.S. Securities Act.

In connection with the Global Offering, CCB International Capital Limited, as the stabilization manager (the “**Stabilization Manager**”) (its affiliates or any person acting for it), on behalf of the Underwriters, to the extent permitted by the applicable laws and regulatory requirements of Hong Kong or elsewhere, may over-allocate or effect transactions with a view to stabilizing or supporting the market price of the Offer Shares at a level higher than that which might otherwise prevail in the open market for a limited period after the Listing Date. However, there is no obligation on the Stabilization Manager (its affiliates or any person acting for it) to conduct any such stabilizing action. Such stabilizing action, if taken, (a) will be conducted at the sole and absolute discretion of the Stabilization Manager (its affiliates or any person acting for it) and in what the Stabilisation Manager reasonably regards as the best interest of the Company, (b) may be discontinued at any time and (c) in any event, is required to be brought to an end within 30th days after the last day for lodging applications under the Hong Kong Public Offering. Such stabilizing action, if taken, 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 the 30th day after the last day for the lodging of the applications under the Hong Kong Public Offering. After this date, no further stabilizing action may be taken, demand for the Offer Shares, and therefore the price of the Offer Shares, could fall.



**DaFa Properties Group Limited**  
**大发地产集团有限公司**  
*(Incorporated in the Cayman Islands with limited liability)*

**GLOBAL OFFERING**

|   |  |
|---|--|
| <b>Number of Offer Shares under the Global Offering</b> | <b>: 200,000,000 Shares (subject to the Over-allotment Option)</b>   |
| <b>Number of Hong Kong Offer Shares</b>                 | <b>: 20,000,000 Shares (subject to reallocation)</b>   |
| <b>Number of International Offer Shares</b>             | <b>: 180,000,000 Shares (subject to reallocation and the Over-allotment Option)</b>  |
| <b>Maximum Offer Price</b>                              | <b>: HK\$4.98 per Offer Share (payable in full in Hong Kong dollars on application plus brokerage of 1%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005% and subject to refund)</b> |
| <b>Nominal value</b>                                    | <b>: HK\$0.001 per Share</b>   |
| <b>Stock code</b>                                       | <b>: 6111</b>  |

*Sole Sponsor and Sole Global Coordinator*



*Joint Bookrunners and Joint Lead Managers*



Application has been made by the Company to the Listing Committee of the Stock Exchange for the granting of the approval for the listing of, and permission to deal in, the Shares in issue, the Shares to be issued pursuant to the Global Offering (including the Shares that may be issued pursuant to the exercise of the Over-allotment Option) and the Shares that may be issued pursuant to the exercise of the options which may be granted under the Share Option Scheme. Assuming that the Global Offering becomes unconditional at or before 8:00 a.m. on Thursday, October 11, 2018, it is expected that dealings in the Shares on the Stock Exchange will commence at 9:00 a.m. on Thursday, October 11, 2018. In the event that the Over-allotment Option is exercised, an announcement will be made by the Company on the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) and the website of the Company at [www.dafaland.com](http://www.dafaland.com).

The Global Offering comprises the Hong Kong Public Offering of initially 20,000,000 Shares (subject to reallocation) and the International Offering of initially 180,000,000 Shares (subject to reallocation and the Over-allotment Option) representing 10% and 90% of the total number of Offer Shares initially being offered under the Global Offering, respectively. 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. In addition, the Sole Global Coordinator may reallocate the Shares from the International Offering to the Hong Kong Public Offering to satisfy valid applications under the Hong Kong Public Offering. In accordance with Guidance Letter HKEx-GL91-18, if such reallocation is done other than pursuant to Practice Note 18 of the Listing Rules, if (i) the International Offer Shares are fully subscribed or oversubscribed and the Hong Kong Offer Shares are fully subscribed or oversubscribed by less than 15 times or (ii) the International Offer Shares are undersubscribed and the Hong Kong Offer Shares are oversubscribed irrespective of the number of times, up to 20,000,000 Offer Shares may be reallocated to the Hong Kong Public Offering from the International Offering, so that the total number of the Offer Shares available under the Hong Kong Public Offering will be increased to 40,000,000 Offer Shares, representing 20% of the number of the Offer Shares initially available under the Global Offering (before any exercise of the Over-allotment Option), and the final Offer Price shall be fixed at the bottom end of the indicative Offer Price range (i.e. HK\$3.28 per Offer Share) stated in the Prospectus. In connection with the Global Offering, the Company is expected to grant the Over-allotment Option to the International Underwriters, which is exercisable by the Sole Global Coordinator (on behalf of the International Underwriters) from the Listing Date until the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering, to require the Company to issue up to an aggregate of 30,000,000 additional Shares, representing not more than 15% of the total number of Offer Shares initially available under the Global Offering.

Subject to the granting of the approval for listing of, and permission to deal in, the Shares on the 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 Stock Exchange or any other date as determined by HKSCC. Settlement of transactions between participants of the 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 Offer Shares to be admitted into CCASS.

The Offer Price will not be more than HK\$4.98 per Offer Share and is expected to be not less than HK\$3.28 per Offer Share, unless otherwise announced. Applicants under the Hong Kong Public Offering are required to pay, on application, the maximum Offer Price of HK\$4.98 per Offer Share plus brokerage fee of 1%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%, subject to refund if the Offer Price as finally determined is less than HK\$4.98 per Offer Share.

If the Offer Price as finally determined is less than HK\$4.98 per Offer Share, appropriate refund payments (including the brokerage, SFC transaction levy and Stock Exchange trading fee attributable to the surplus application monies) will be made to successful applicants without interest. Further details are set out in the section headed “How to Apply for Hong Kong Offer Shares – 13. Refund of application monies” in the Prospectus.

**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 relevant Application Forms and the designated website ([www.eipo.com.hk](http://www.eipo.com.hk)) for the White Form eIPO.**

Applicants who would like the allotted Hong Kong 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](http://www.eipo.com.hk) through the **White Form eIPO** service. Applicants who would like the Hong Kong Offer Shares to be registered 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 Form, may be collected during normal business hours from 9:00 a.m. on Friday, September 28, 2018 until 12:00 noon on Thursday, October 4, 2018 from:

1. any of the following offices of the Hong Kong Underwriters:

|  |  |
|--|--|
| <b>CCB International Capital Limited</b> | 12/F., CCB Tower<br>3 Connaught Road Central<br>Central<br>Hong Kong           |
| <b>CMB International Capital Limited</b> | 45/F, Champion Tower<br>3 Garden Road, Central<br>Hong Kong                    |
| <b>First Capital Securities Limited</b>  | Unit 4512, 45/F, The Center<br>99 Queen’s Road Central<br>Central<br>Hong Kong |
| <b>Yuanyin Securities Limited</b>        | Room 2201, 22/F<br>238 Des Voeux Road Central<br>Hong Kong                     |

**SSIF Securities Limited**

Unit A 29/F  
Admiralty Center Tower 1  
18 Harcourt Road  
Admiralty, Hong Kong

**Head & Shoulders Securities Limited**

Room 2511, 25/F  
Cosco Tower  
183 Queen's Road Central  
Hong Kong

**Pacific Foundation Securities Limited**

11/F, New World Tower II  
16-18 Queen's Road Central  
Hong Kong

2. any of the designated branches of the receiving bank for the Hong Kong Public Offering:

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

|                         | <b>Branch Name</b>                            | <b>Address</b>  |
|-------------------------|---|---|
| <b>Hong Kong Island</b> | Shek Tong Tsui Branch                         | 534 Queen's Road West<br>Shek Tong Tsui<br>Hong Kong                                |
|                         | North Point (King's Centre) Branch            | 193-209 King's Road<br>North Point<br>Hong Kong                                     |
| <b>Kowloon</b>          | Mei Foo Mount Sterling Mall Branch            | Shop N47-49, G/F<br>Mount Sterling Mall<br>Mei Foo Sun Chuen<br>Kowloon             |
|                         | Tsim Sha Tsui East Branch                     | Shop 3, LG/F<br>Hilton Towers<br>96 Granville Road<br>Tsim Sha Tsui East<br>Kowloon |
| <b>New Territories</b>  | Sheung Shui Branch Securities Services Centre | 136 San Fung Avenue<br>Sheung Shui<br>New Territories                               |
|                         | Kau Yuk Road Branch                           | 18-24 Kau Yuk Road<br>Yuen Long<br>New Territories                                  |

Copies of the Prospectus, together with the **YELLOW** Application Form, may be collected during normal business hours from 9:00 a.m. on Friday, September 28, 2018 until 12:00 noon on Thursday, October 4, 2018 from the Depository Counter of HKSCC at 1/F, One & Two Exchange Square, 8 Connaught Place, Central, Hong Kong or from your stockbroker.

The **WHITE** or **YELLOW** Application Form completed in all respects in accordance with the instructions printed thereon, together with a cheque or banker's cashier order attached and marked payable to "**BANK OF CHINA (HONG KONG) NOMINEES LIMITED – DAFA PROPERTIES PUBLIC OFFER**" should be deposited in the special collection boxes provided at any of the designated branches of the receiving bank referred to above on such dates and during such time as specified in the Application Forms as follows:

**Friday, September 28, 2018 – 9:00 a.m. to 5:00 p.m.**  
**Saturday, September 29, 2018 – 9:00 a.m. to 1:00 p.m.**  
**Tuesday, October 2, 2018 – 9:00 a.m. to 5:00 p.m.**  
**Wednesday, October 3, 2018 – 9:00 a.m. to 5:00 p.m.**  
**Thursday, October 4, 2018 – 9:00 a.m. to 12:00 noon**

Applicants applying through the **White Form eIPO** service may submit applications through the designated website at [www.eipo.com.hk](http://www.eipo.com.hk) (24 hours daily, except on the last application day) from 9:00 a.m. on Friday, September 28, 2018 until 11:30 a.m. on Thursday, October 4, 2018 or such later time as described in the section headed "How to Apply for Hong Kong Offer Shares – 10. 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 Friday, September 28, 2018 until 12:00 noon on Thursday, October 4, 2018 or such later time as described in the section headed "How to Apply for Hong Kong Offer Shares – 10. 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 Offer Shares" in 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 level of indications of interest in the International Offering, the level of applications in the Hong Kong Public Offering and the basis of allocations of Hong Kong Offer Shares on Wednesday, October 10, 2018 in the South China Morning Post (in English) and the Hong Kong Economic Journal (in Chinese) and on the websites of the Company at [www.dafaland.com](http://www.dafaland.com) and the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk).

The results of allocations (with the successful applicants' identification document numbers, where applicable) under the Hong Kong Public Offering and the number of Hong Kong Offer Shares successfully applied under **WHITE** and **YELLOW** Application Forms, by **White Form eIPO** and by giving **electronic application instructions** to HKSCC via CCASS will be made available from Wednesday, October 10, 2018 through a variety of channels at the times and dates and in the manner specified in the section headed "How to Apply for Hong Kong Offer Shares – 11. Publication of Results" in the Prospectus.

The Company will not issue temporary documents of title in respect of the Offer Shares. No receipt will be issued for the application monies received. Share certificates will only become valid certificates of title at 8:00 a.m. on Thursday, October 11, 2018 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” in the Prospectus has not been exercised.

Dealings in the Shares on the Stock Exchange are expected to commence at 9:00 a.m. on Thursday, October 11, 2018. The Shares will be traded in board lots of 1,000 Shares each. The stock code of the Shares will be 6111.

By order of the Board  
**Dafa Properties Group Limited**  
**Ge Yiyang**  
*Chairman*

Hong Kong, September 28, 2018

*As at the date of this announcement, the Board of Directors of the Company comprises Mr. Ge Yiyang, Mr. Liao Lujiang, Mr. Chi Jingyong and Mr. Yang Yongwu as the executive Directors, and Mr. Gu Jiong, Mr. Sun Bing and Mr. Fok Ho Yin Thomas as independent non-executive Directors.*

*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).*