

THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in any doubt as to any aspect of this circular or as to the action to be taken, you should consult your stockbroker or other registered dealer in securities, bank manager, solicitor, professional accountant or other independent professional adviser.

If you have sold or transferred all your shares in Lifestyle Properties Development Limited, you should at once hand this circular, together with the enclosed form of proxy, to the purchaser(s) or transferee(s) or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser(s) or transferee(s).

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this circular, 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 of this circular.



LIFESTYLE PROPERTIES DEVELOPMENT LIMITED

利福地產發展有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2183)

**GENERAL MANDATES TO REPURCHASE SHARES
AND TO ISSUE SHARES,
RE-ELECTION OF DIRECTORS
AND
NOTICE OF ANNUAL GENERAL MEETING**

A notice convening the annual general meeting of Lifestyle Properties Development Limited to be held at SOGO Ballroom, 21/F., New Wing, East Point Centre, 555 Hennessy Road, Causeway Bay, Hong Kong on Monday, 8 May 2017 at 3:30 p.m. is set out in Appendix III to this circular. Whether or not you are able to attend the meeting, you are requested to complete the enclosed form of proxy in accordance with the instructions printed thereon and return it to the Company's share registrar and transfer office in Hong Kong, Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong in accordance with the instructions printed thereon as soon as possible but in any event not later than 48 hours before the time appointed for the holding of such meeting or any adjourned meeting. Completion and return of the form of proxy will not preclude you from attending and voting in person at the annual general meeting or any adjourned meeting should you so wish.

Hong Kong, 30 March 2017

CONTENTS

	<i>Page</i>
DEFINITIONS	1
LETTER FROM THE BOARD	
Introduction	3
General Mandate to Repurchase Shares	4
General Mandate to Issue Shares	4
Re-election of Directors	4
Annual General Meeting	4
Recommendation	4
APPENDIX I — EXPLANATORY STATEMENT FOR REPURCHASE MANDATE	5
APPENDIX II — DETAILS OF DIRECTORS PROPOSED TO BE RE-ELECTED	8
APPENDIX III — NOTICE OF ANNUAL GENERAL MEETING	12

DEFINITIONS

In this circular, unless the context otherwise requires, the following expressions have the following meanings:

“AGM”	the annual general meeting of the Company to be held at SOGO Ballroom, 21/F., New Wing, East Point Centre, 555 Hennessy Road, Causeway Bay, Hong Kong on Monday, 8 May 2017 at 3:30 p.m. or any adjournment thereof (as the case may be);
“AGM Notice”	the notice dated 30 March 2017 convening the AGM as set out on pages 12 to 16 of this circular;
“Articles”	the articles of association of the Company;
“Board”	the board of directors of the Company;
“Close Associate(s)”	has the meaning ascribed to it under the Listing Rules;
“Companies Law”	the Companies Law, Cap. 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands;
“Company”	Lifestyle Properties Development Limited, a company incorporated in the Cayman Islands whose shares are listed on the Stock Exchange;
“General Mandate”	a general mandate proposed to be granted to the directors to exercise all the powers of the Company to allot, issue and otherwise deal with the Shares in the manner as set out in resolution 4B in the AGM Notice;
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong;
“Hong Kong”	the Hong Kong Special Administrative Region of the People's Republic of China;
“Latest Practicable Date”	24 March 2017, being the latest practicable date prior to the printing of this circular for ascertaining certain information for inclusion in this circular;
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange;
“Repurchase Mandate”	a general mandate proposed to be granted to the directors to exercise all the powers of the Company to repurchase Shares in the manner as set out in resolution 4A in the AGM Notice;
“SFO”	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong);

DEFINITIONS

“Share(s)”	share(s) of HK\$0.1 each in the share capital of the Company;
“Shareholder(s)”	the registered holder(s) of the Share(s);
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“Takeovers Code”	The Code on Takeovers and Mergers; and
“%”	per cent.

LETTER FROM THE BOARD



LIFESTYLE PROPERTIES DEVELOPMENT LIMITED

利福地產發展有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2183)

Executive Directors

Ms. Chan Siu Chun, Candy
Mr. Lau Kam Sen

Non-executive Directors

Mr. Lau Luen Hung, Thomas (Chairman)
Mr. Wong Man Hoi

Independent Non-executive Directors

Mr. Lam Siu Lun, Simon
Mr. Robert Charles Nicholson
Mr. Wong Kun Kau

Registered Office

Cricket Square
Hutchins Drive
P.O. Box 2681
Grand Cayman KY1-1111
Cayman Islands

**Head Office and Principal Place
of Business in Hong Kong**

20th Floor, East Point Centre
555 Hennessy Road
Causeway Bay
Hong Kong

Hong Kong, 30 March 2017

To the Shareholders

Dear Sir or Madam,

**GENERAL MANDATES TO REPURCHASE SHARES
AND TO ISSUE SHARES,
RE-ELECTION OF DIRECTORS
AND
NOTICE OF ANNUAL GENERAL MEETING**

INTRODUCTION

The purpose of this circular is to provide you with information regarding the resolutions to be proposed at the AGM in relation to (i) granting of the Repurchase Mandate; (ii) granting of the General Mandate and extension of the General Mandate; and (iii) the re-election of the directors.

LETTER FROM THE BOARD

GENERAL MANDATE TO REPURCHASE SHARES

At the AGM, an ordinary resolution set out as resolution 4A in the AGM Notice will be proposed at the AGM to grant the Repurchase Mandate to the directors to repurchase Shares up to 10% of the total number of issued Shares as at the date of passing of the resolution.

An explanatory statement as required by the Listing Rules to be sent to the Shareholders in connection with the Repurchase Mandate is set out in Appendix I to this circular.

GENERAL MANDATE TO ISSUE SHARES

At the AGM, another ordinary resolution set out as resolution 4B in the AGM Notice will be proposed to the Shareholders that the directors be given the General Mandate to allot, issue and deal with new Shares up to an amount not exceeding 20% of the total number of issued Shares as at the date of passing of the resolution. Such General Mandate will be extended by a separate resolution set out as resolution 4C in the AGM Notice by adding to the total number of Shares to be issued and allotted pursuant to the General Mandate the number of Shares repurchased by the Company pursuant to the Repurchase Mandate. The granting and extension of the General Mandate will provide for flexibility to the directors to issue Shares when it is in the interests of the Company.

RE-ELECTION OF DIRECTORS

In accordance with Article 84 of the Articles, Mr. Lau Luen Hung, Thomas, Mr. Lam Siu Lun, Simon and Mr. Robert Charles Nicholson will retire at the AGM and, being eligible, will offer themselves for re-election.

Details of the above directors who are proposed for re-election are set out in Appendix II to this circular.

ANNUAL GENERAL MEETING

The AGM Notice is set out in Appendix III to this circular. Pursuant to Rule 13.39(4) of the Listing Rules, any vote of the Shareholders at a general meeting must be taken by poll save for resolutions relating purely to a procedural or administrative matter. Accordingly, the Company will procure the chairman of the AGM to demand the resolutions to be put to vote by poll. The results of the poll will be announced by the Company in the manner prescribed by the Listing Rules.

RECOMMENDATION

The directors are of opinion that the ordinary resolutions as set out in the AGM Notice are all in the best interests of the Company and the Shareholders and accordingly recommend the Shareholders to vote in favour of such resolutions to be proposed at the AGM.

On behalf of the Board
Lifestyle Properties Development Limited
Chan Siu Chun, Candy
Executive Director

This Appendix contains the particulars that are required by the Listing Rules to be included in an explanatory statement to enable the Shareholders to make an informed decision on whether to vote for or against the resolution to be proposed at the AGM in relation to the Repurchase Mandate.

1. REPURCHASE MANDATE

It is proposed that the directors may exercise the powers of the Company to repurchase up to 10% of the issued Shares as at the date of passing of the resolution to approve the granting to the directors the Repurchase Mandate. At the Latest Practicable Date, the number of issued Shares was 419,114,000 Shares. Accordingly, the exercise of the Repurchase Mandate in full (being the repurchase of 10% of the issued Shares as at the date of passing of the resolution to approve the Repurchase Mandate on the basis that no Share is issued or repurchased prior to such date) would enable the Company to repurchase 41,911,400 Shares.

2. REASONS FOR REPURCHASES

The directors believe that the Repurchase Mandate is in the best interests of the Company and the Shareholders as a whole. Whilst it is not possible to anticipate in advance any specific circumstance in which the directors might think it appropriate to repurchase the Shares, they believe that an ability to do so would give the Company additional flexibility that would be beneficial to the Company and the Shareholders as such repurchases may, depending on market conditions and funding arrangements at that time, lead to an enhancement of the net asset value per Share and/or earnings per Share. Shareholders can be assured that the directors would only make such purchases in circumstances where they consider them to be in the best interests of the Company.

3. FUNDING OF REPURCHASES

In making repurchases, the Company proposes to apply funds legally available for such purpose in accordance with its memorandum and Articles, the Listing Rules and the Companies Law. Under the Companies Law, share repurchases by the Company may be paid out of profits or out of the proceeds of a fresh issue of Shares made for the purpose, or, if so authorized by its memorandum and Articles and subject to the Companies Law, out of capital. Any premium payable on share repurchases may be paid out of profits of the Company or out of the Company's share premium account, or, if so authorized by its memorandum and Articles and subject to the Companies Law, out of capital. In accordance with the Companies Law, the shares so repurchased would remain part of the authorized but unissued share capital of the Company.

4. IMPACT OF REPURCHASE

As compared with the position disclosed in the Company's most recent audited consolidated financial position for the year ended 31 December 2016 and in particular the working capital position of the Company at that time and the number of issued Shares, the directors consider that there might be a material adverse impact on the

working capital position or the gearing position of the Company in the event that the proposed Shares repurchase were to be carried out in full at any time during the proposed repurchase period.

However, the directors do not propose to exercise the Repurchase Mandate to such extent as would, in circumstances, have a material adverse impact on the working capital requirements of the Company or its gearing level which, in the opinion of the directors, is from time to time appropriate for the Company.

5. PRICE OF SHARES

The highest and lowest prices at which the Shares have traded on the Stock Exchange during each of the previous twelve months up to the Latest Practicable Date were as follows:

	Price Per Share	
	Highest	Lowest
	<i>HK\$</i>	<i>HK\$</i>
2016		
March	1.85	1.56
April	2.12	1.77
May	2.12	1.80
June	2.00	1.72
July	1.94	1.75
August	2.08	1.75
September	1.98	1.78
October	1.96	1.80
November	3.92	1.81
December	3.60	2.62
2017		
January	3.53	2.80
February	4.65	3.46
March (up to the Latest Practicable Date)	4.38	3.74

6. UNDERTAKING

The directors have undertaken to the Stock Exchange that, so far as the same may be applicable, they will exercise the Repurchase Mandate in accordance with the Listing Rules, the memorandum and Articles of the Company and the Companies Law.

None of the directors nor, to the best of their knowledge having made all reasonable enquiries, any of their Close Associates have any present intention to sell any Shares to the Company in the event that the Repurchase Mandate is approved by the Shareholders.

As at the Latest Practicable Date, no core connected persons (as defined in the Listing Rules) of the Company have notified the Company that they have a present intention to sell Shares to the Company, or have undertaken not to do so, in the event that the Repurchase Mandate is approved by the Shareholders.

7. TAKEOVERS CODE

If, on the exercise of the power to repurchase the Shares pursuant to the Repurchase Mandate, a Shareholder's proportionate interest in the voting rights of the Company increases, such increase will be treated as an acquisition for the purposes of the Takeovers Code. As a result, a Shareholder or group of Shareholders acting in concert, could obtain or consolidate control of the Company and become obliged to make a mandatory offer in accordance with Rule 26 of the Takeovers Code.

Based on the disclosure made to the Company under Part XV of the SFO, as at the Latest Practicable Date, Mr. Lau Luen Hung, Thomas ("Mr. Lau") is interested and deemed to be interested in 312,351,875 Shares, representing approximately 74.53% of the Shares in issue.

Assuming that there is no change in the number of Shares prior to the AGM, in the event that the Repurchase Mandate is exercised in full, the interests of Mr. Lau in terms of voting rights of the Company would be increased from approximately 74.53% to approximately 82.81%. Such increase would not give rise to an obligation to make a mandatory offer under Rule 26 of the Takeovers Code.

However, the directors have no intention to make share repurchase to such extent as may result in the public shareholding of less than such prescribed minimum percentage under the Listing Rules.

8. SHARE REPURCHASES MADE BY THE COMPANY

The Company had not repurchased any of the Shares (whether on the Stock Exchange or otherwise) during the six months preceding the Latest Practicable Date.

APPENDIX II DETAILS OF DIRECTORS PROPOSED TO BE RE-ELECTED

The details of the directors proposed to be re-elected at the AGM are set out as follows:

Mr. Lau Luen Hung, Thomas (BA, MBA)

Non-executive Director

Mr. Lau, aged 63, joined the Company in August 2013. He is the Chairman and director of certain subsidiaries of the Company, and is also the chairman and a non-executive director of Lifestyle International Holdings Limited ("Lifestyle international"), a Hong Kong listed holding company of the Group. Mr. Lau is also the chairman, chief executive officer and an executive director of Lifestyle China Group Limited, a company listed on the Stock Exchange. Mr. Lau is a member of the Chinese People's Political Consultative Conference Shanghai Committee and a member of the board of directors of the Shanghai Jiao Tong University, the PRC.

He is the sole director of Springboard Holdings Limited and a director of United Goal Resources Limited, both being substantial Shareholders within the meaning of Part XV of the SFO. Mr. Lau is the father of Mr. Lau Kam Sen, an executive director of the Company.

The Company is owned as to approximately 59.56% by Lifestyle International, which is owned as to approximately 51.69% by Mr. Lau directly or indirectly through companies which he controls. Mr. Lau also through Springboard Holdings Limited owns another 14.97% interest in the Company.

There is no service contract between Mr. Lau and the Company. Mr. Lau is subject to the retirement by rotation at least once every three years pursuant to the Articles. Mr. Lau is entitled to receive a director's fee of HK\$100,000 per annum as determined by the Board with reference to his duties and responsibilities with the Company and the comparable market statistics and HK\$200,000 per annum in acting as a non-executive director of Lifestyle International.

Save as disclosed above, Mr. Lau does not have any relationships with any directors, senior management or substantial or controlling Shareholders of the Company and has not held any directorships in other listed public companies during the last three years.

As at the Latest Practicable Date, Mr. Lau has interests in 312,351,875 Shares within the meaning of Part XV of the SFO.

In 2006, the Insider Dealing Tribunal of Hong Kong found that Mr. Lau's trading of shares of Asia Orient Holdings Limited, a company listed on the Stock Exchange, between 14 and 20 September 1999 constituted insider dealing. Mr. Lau was ordered not to act as a director of Chinese Estates Holdings Limited ("Chinese Estates") or CNNC International Limited (formerly known as United Metals Holdings Limited), both being companies listed on the Stock Exchange, for a period of 12 months commencing from 22 December 2006 without the leave of the court. He was also ordered to pay the government the relevant profit gained, a penalty and the inquiry expenses. There is no outstanding order against Mr. Lau since 22 December 2007.

APPENDIX II DETAILS OF DIRECTORS PROPOSED TO BE RE-ELECTED
--

Several subsidiaries of Chi Cheung Investment Company, Limited (“Chi Cheung”) (now known as LT Commercial Real Estate Limited), a company listed on the Stock Exchange, namely Winner Ways Limited, Best Funds Investment Limited, Unioncorp Limited, Right Joint International Limited, Cosmos Win Investment Limited, Fortune Trinity Limited, Grand Asia Investment Limited, Homewell Investment Limited and Super Culture Limited, had been put into creditors’ voluntary winding up while Mr. Lau was one of their respective directors. Mr. Lau, who was an executive director of Chinese Estates, was appointed as a director of the aforesaid subsidiaries of Chi Cheung on 20 November 2000 after Chinese Estates, as the investor under the restructuring, became the then controlling shareholder of Chi Cheung upon completion of the restructuring of Chi Cheung group through a scheme of arrangement on 20 November 2000. The said restructuring of Chi Cheung group was a rescue plan reached against the background of high debt level and liquidity difficulties of Chi Cheung group at the material time.

Before Chinese Estates became the then controlling shareholder of Chi Cheung, the financial position of Chi Cheung group had already been unsatisfactory. Mr. Lau’s appointment as a director of the aforementioned subsidiaries of Chi Cheung was to represent the interest of Chinese Estates in these companies following its acquisition of a controlling stake in Chi Cheung and Mr. Lau had not been involved in the affairs of these companies which ultimately put them into financial difficulties and liquidation. Liquidation of the said subsidiaries of Chi Cheung commenced during the period from 2001 to 2005 and all of them have been dissolved.

Besides, a winding up order was made against an associated company of Chinese Estates, Victory Mark Investment Limited (“Victory Mark”), in 2004 upon the petition of a creditor within 12 months after Mr. Lau ceased to act as one of its directors. The debt which was the subject of the petition was a sum of approximately HK\$3,960,000, being the petitioner’s legal costs and disbursements in a litigation against Victory Mark involving certain defects in a flat purchased by the petitioner in a building for which Victory Mark was the developer, plus interest thereon. Mr. Lau was not a director of Victory Mark when the building was under development by Victory Mark or when the flat was sold to the petitioner. No claims have been brought against Mr. Lau personally in respect of the liquidation of the subsidiaries of Chi Cheung and the associated company of Chinese Estates as mentioned above.

Save as disclosed herein, Mr. Lau is not aware to any other matters or information that need to be brought to the attention of the Shareholders or to be disclosed pursuant to any of the requirements of Rule 13.51(2) of the Listing Rules in connection with his re-election.

APPENDIX II DETAILS OF DIRECTORS PROPOSED TO BE RE-ELECTED
--

Mr. Lam Siu Lun, Simon *(BA, ACA, FTIHK)*

Independent Non-executive Director

Mr. Lam, aged 67, joined the Company in August 2013. Mr. Lam graduated from The University of Hong Kong with a Bachelor of Arts degree. After graduation, he worked at KPMG Peat Marwick and obtained his qualification as a chartered accountant from The Institute of Chartered Accountants in England and Wales in 1979 and certified public accountant from the Hong Kong Society of Accountants (now known as the Hong Kong Institute of Certified Public Accountants) in 1980. He is also a fellow member of the Taxation Institute of Hong Kong. Mr. Lam has been a practicing accountant for over 25 years and is the proprietor of Messrs. S.L. Lam & Company, a firm of certified public accountants. He has served as a member of the Insider Dealing Tribunal on a number of occasions. He is an independent non-executive director of Lifestyle International (the holding company of the Group) and Le Saunda Holdings Limited, both companies are listed on the Stock Exchange. He was an independent non-executive director of Kiu Hung International Holdings Limited (a company listed on the Stock Exchange).

Save as disclosed above, Mr. Lam has not held any directorships in other listed public companies during the last three years. Mr. Lam does not have any relationship with any directors, senior management or substantial or controlling Shareholders of the Company. As at the Latest Practicable Date, Mr. Lam does not have any interests in the Shares within the meaning of Part XV of the SFO.

There is no service contract between Mr. Lam and the Company. He is subject to retirement by rotation at least once every three years pursuant to the Articles. Mr. Lam is entitled to a director's fee of HK\$100,000 per annum as determined by the Board with reference to his duties and responsibilities with the Company and the comparable market statistics and HK\$200,000 per annum in acting as an independent non-executive director of Lifestyle International.

Save as disclosed herein, Mr. Lam is not aware of any other matters or information that need to be brought to the attention of the Shareholders or to be disclosed pursuant to any of the requirements of Rule 13.51(2) of the Listing Rules in connection with his re-election.

Mr. Robert Charles Nicholson

Independent Non-executive Director

Mr. Nicholson, aged 61, joined the Company in August 2013. Mr. Nicholson is a graduate of University of Kent with a Bachelor of Arts degree in 1976, qualified as a solicitor in England and Wales and in Hong Kong in 1980 and 1982 respectively. Mr. Nicholson is currently an executive director of First Pacific Company Limited and an independent non-executive director of Pacific Basin Shipping Limited, both companies are listed on the Stock Exchange. He is also the executive chairman of Forum Energy Limited (formerly known as Forum Energy Plc) (listed on the AIM market of the London Stock Exchange until 25 June 2015), the chairman of Goodman Fielder Pty Limited (formerly known as Goodman Fielder Limited), a commissioner of PT Indofood Sukses Makmur Tbk (listed on the Indonesia Stock Exchange), and a director of Metro Pacific Investments Corporation, Philex Mining Corporation, PXP Energy Corporation (formerly known as Philex Petroleum Corporation) (all of which are listed on the Philippine Stock Exchange) and PacificLight Power Pte. Ltd., all of which are subsidiaries, associates or joint venture of First Pacific Company Limited.

Save as disclosed above, Mr. Nicholson has not held any directorship in other listed public companies during the last three years. Mr. Nicholson does not have any relationship with any directors, senior management or substantial or controlling Shareholders of the Company. As at the Latest Practicable Date, Mr. Nicholson does not have any interests in the Shares within the meaning of Part XV of the SFO.

There is no service contract between Mr. Nicholson and the Company. He is subject to retirement by rotation at least once every three years pursuant to the Articles. Mr. Nicholson is entitled to a director's fee of HK\$100,000 per annum as determined by the Board with reference to his duties and responsibilities with the Company and the comparable market statistics.

Save as disclosed herein, Mr. Nicholson is not aware of other matters or information that need to be brought to the attention of the Shareholders or to be disclosed pursuant to any of the requirements of Rule 13.51(2) of the Listing Rules in connection with his re-election.

**LIFESTYLE PROPERTIES DEVELOPMENT LIMITED****利福地產發展有限公司**

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2183)

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that an annual general meeting of Lifestyle Properties Development Limited ("Company") will be held at SOGO Ballroom, 21/F., New Wing, East Point Centre, 555 Hennessy Road, Causeway Bay, Hong Kong on Monday, 8 May 2017 at 3:30 p.m. for the following purposes:

1. To receive and consider the audited consolidated financial statements of the Company and the directors' report and the independent auditor's report for the year ended 31 December 2016.
2. To re-elect the directors and authorize the board of directors to fix the remuneration of the directors, as follows:
 - (a) to re-elect Mr. Lau Luen Hung, Thomas as director;
 - (b) to re-elect Mr. Lam Siu Lun, Simon as director;
 - (c) to re-elect Mr. Robert Charles Nicholson as director; and
 - (d) to authorize the board of directors to fix the remuneration of the directors.
3. To re-appoint Messrs. Deloitte Touche Tohmatsu as auditor and to authorize the board of directors to fix its remuneration.
4. To consider and, if thought fit, pass with or without amendments the following resolutions as ordinary resolutions:
 - 4A. **THAT:**
 - (a) subject to paragraph (c) below, the exercise by the directors of the Company during the Relevant Period (as defined in paragraph (d) below) of all the powers of the Company to repurchase issued shares of the Company on The Stock Exchange of Hong Kong Limited ("Stock Exchange") or on any other stock exchange on which the shares of the Company may be listed and which is recognized by the Securities and Futures Commission and the Stock Exchange for this purpose, subject to and in accordance with all applicable laws and/or requirements of the Rules Governing the Listing of Securities on the Stock Exchange ("Listing Rules") be and is hereby generally and unconditionally approved;

- (b) the approval in paragraph (a) shall be in addition to any other authorizations given to the directors and shall authorize the directors on behalf of the Company during the Relevant Period to procure the Company to repurchase its shares at a price determined by the directors;
- (c) the total number of shares of the Company to be repurchased by the directors of the Company pursuant to the approval in paragraph (a) above shall not exceed 10% of the total number of issued shares of the Company as at the date of passing of this resolution, and if any subsequent consolidation or subdivision of shares of the Company is conducted, the maximum number of shares of the Company that may be repurchased under the mandate in paragraph (a) above as a percentage of the total number of issued shares of the Company at the date immediately before and after such consolidation or subdivision shall be the same; and
- (d) for the purpose of this resolution:

“Relevant Period” means the period from the date of passing of this resolution until whichever is the earliest of:

 - (i) the conclusion of the next annual general meeting of the Company;
 - (ii) the expiration of the period within which the next annual general meeting of the Company is required by any applicable laws or the articles of association of the Company to be held; and
 - (iii) the revocation or variation of the authority given under this resolution by an ordinary resolution of the shareholders of the Company in general meeting.”

4B. **“THAT:**

- (a) subject to paragraph (c) below, the exercise by the directors of the Company during the Relevant Period (as defined in paragraph (d) below) of all the powers of the Company to allot, issue and otherwise deal with additional shares of the Company and to make or grant offers, agreements, options and rights of exchange or conversion which might require the exercise of such powers, subject to and in accordance with all applicable laws, be and is hereby generally and unconditionally approved;
- (b) the approval in paragraph (a) above, shall be in addition to any other authorizations given to the directors of the Company and shall authorize the directors during the Relevant Period to make or grant offers, agreements, options and rights of exchange or conversation which would or might require the exercise of such powers after the end of the Relevant Period;

(c) the total number of shares of the Company allotted, issued or otherwise dealt with or agreed conditionally or unconditionally to be allotted, issued or otherwise dealt with (whether pursuant to an option or otherwise) by the directors of the Company pursuant to the approval granted in paragraph (a) above, otherwise than pursuant to (i) a Rights Issue (as defined in paragraph (d) below), or (ii) the exercise of any options granted under any share option scheme of the Company or similar arrangement for the time being adopted or to be adopted by the Company in accordance with the applicable rules of the Stock Exchange for the grant or issue of shares or options to subscribe for, or rights to acquire shares of the Company, or (iii) any scrip dividend or similar arrangement providing for the allotment of shares in lieu of the whole or part of a dividend on shares of the Company in accordance with the articles of association of the Company in force from time to time, or (iv) a special authority granted by the shareholders of the Company in general meeting, shall not exceed 20% of the total number of issued shares of the Company as at the date of passing of this resolution, and if any subsequent consolidation or subdivision of shares of the Company is conducted, the maximum number of shares of the Company that may be issued under the mandate in paragraph (a) above as a percentage of the total number of issued shares of the Company at the date immediately before and after such consolidation or subdivision shall be the same; and

(d) for the purpose of this resolution:

“Relevant Period” shall have the same meaning as ascribed to it under the resolution set out in paragraph 4A(d) of this notice; and

“Rights Issue” means the allotment, issue or grant of shares pursuant to an offer (open for a period fixed by the directors of the Company) made to holders of the shares or any class of shares thereof on the register of members of the Company on a fixed record date in proportion to their then holdings of such shares or class thereof (subject to such exclusions or other arrangements as the directors of the Company may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of any relevant jurisdiction, or the requirements of any recognized regulatory body or any stock exchange in, any territory outside Hong Kong).”

4C. **“THAT:**

conditional upon the passing of resolutions 4A and 4B, the general mandate granted to the directors of the Company (pursuant to resolution 4B) be and is hereby extended by the addition thereto of an amount representing the total number of shares of the Company repurchased by the Company under the authority granted by resolution 4A above provided that such amount shall not exceed 10% of the total number of issued shares of the Company as at the date of passing this resolution.”

By order of the Board
Lifestyle Properties Development Limited
Poon Fuk Chuen
Company Secretary

Hong Kong, 30 March 2017

Notes:

1. The register of members of the Company will be closed from Tuesday, 2 May 2017 to Monday, 8 May 2017, both days inclusive, during which period no transfer of shares will be effected. In order to be eligible to attend and vote at the annual general meeting, all completed transfer forms accompanied by the relevant share certificates must be lodged with the Company's share registrar and transfer office in Hong Kong, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Friday, 28 April 2017.
2. Any member entitled to attend and vote at the meeting of the Company is entitled to appoint another person as his proxy to attend and vote instead of him. A member may appoint a proxy in respect of part only of his holding of shares in the Company. A proxy need not be a member of the Company.
3. The instrument appointing a proxy shall be in writing under the hand of the appointor or of his attorney duly authorized in writing or, if the appointor is a corporation, either under its seal or under the hand of an officer, attorney or other person authorized to sign the same. In the case of an instrument of proxy purporting to be signed on behalf of a corporation by an officer thereof it shall be assumed, unless the contrary appears, that such officer was duly authorized to sign such instrument of proxy on behalf of the corporation without further evidence of the facts.
4. The instrument appointing a proxy and (if required by the board of directors of the Company) the power of attorney or other authority (if any) under which it is signed, or a certified copy of such power or authority, shall be delivered to Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not less than forty-eight (48) hours before the time appointed for holding the meeting or adjourned meeting at which the person named in the instrument proposes to vote.
5. Delivery of an instrument appointing a proxy shall not preclude a member from attending and voting in person at the meeting convened and in such event, the instrument appointing a proxy shall be deemed to be revoked.
6. Where there are joint holders of any share, any one of such joint holder may vote, either in person or by proxy, in respect of such share as if he were solely entitled thereto, but if more than one of such joint holders be present at the meeting the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders, and for this purpose seniority shall be determined by the order in which the names stand in the register of members of the Company in respect of the joint holding.
7. The English text of this notice of annual general meeting shall prevail over the Chinese text in case of inconsistency.
8. As at the date hereof, the board of directors of the Company comprises Ms. Chan Siu Chun, Candy and Mr. Lau Kam Sen as executive directors; Mr. Lau Luen Hung, Thomas and Mr. Wong Man Hoi as non-executive directors; and Mr. Lam Siu Lun, Simon, Mr. Robert Charles Nicholson and Mr. Wong Kun Kau as independent non-executive directors.