

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

This announcement is for informational purposes only and is not an offer to sell or the solicitation of an offer to buy securities in the United States or in any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. Neither this announcement nor anything herein forms the basis for any contract or commitment whatsoever. The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended, and may not be offered or sold in the United States absent registration or an applicable exemption from registration. Any public offering of securities to be made in the United States will be made by means of a prospectus. Such prospectus will contain detailed information about the Company and management, as well as financial statements. No public offer of securities is to be made by the Company in the United States.



China Logistics Property Holdings Co., Ltd

中國物流資產控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1589)

**PROPOSED ADDITIONAL ISSUE OF
SENIOR NOTES DUE 2020 (TO BE CONSOLIDATED AND
FORM A SINGLE SERIES WITH
THE US\$200,000,000 8% SENIOR NOTES
DUE 2020)**

Reference is made to the Announcements in respect of the Existing Notes.

The Company proposes to conduct a further international offering of US\$-denominated senior notes on terms and conditions of the Existing Notes, save for the issue date and the offer price.

Details of the Additional Notes Issue, including the aggregate principal amount and the offer price for the Additional Notes, will be determined through a book building exercise to be conducted by Haitong International and CCB International as the joint global coordinators, joint bookrunners and joint lead managers of the Additional Notes. Upon finalising the terms of the Additional Notes, it is expected that Haitong International, CCB International, the Company and the Subsidiary Guarantors will enter into the Purchase Agreement.

The Company intends to use the net proceeds of the Additional Notes Issue for repaying existing offshore indebtedness and general corporate purposes. The Company may adjust its plans in response to changing market conditions and, thus, reallocate the use of the net proceeds.

The Existing Notes are listed on the Stock Exchange. The Company will procure that the Additional Notes will also be listed on the Stock Exchange upon issue. Admission of the Additional Notes to the Stock Exchange is not to be taken as an indication of the merits of the Company or the Additional Notes.

Reference is made to the Announcements. Unless otherwise defined, terms defined in this announcement shall have the same meanings as defined in the Announcements.

The Company proposes to conduct a further international offering of US\$-denominated senior notes on terms and conditions of the Existing Notes, save for the issue date and the offer price.

Details of the Additional Notes Issue, including the aggregate principal amount and the offer price for the Additional Notes, will be determined through a book building exercise to be conducted by Haitong International and CCB International as the joint global coordinators, joint bookrunners and joint lead managers of the Additional Notes.

Completion of the Additional Notes Issue is subject to market conditions and investors' interest. Upon finalising the terms of the Additional Notes, it is expected that Haitong International, CCB International the Company and the Subsidiary Guarantors will enter into the Purchase Agreement. The Company will make a further announcement in respect of the Additional Notes Issue upon signing the Purchase Agreement.

The Additional Notes will only be offered outside the United States in offshore transactions in compliance with Regulation S under the Securities Act. None of the Additional Notes will be offered to the public in Hong Kong.

Reasons for the Additional Notes Issue

The Company intends to use the net proceeds of the Additional Notes Issue for repaying existing offshore indebtedness and general corporate purposes. The Company may adjust its plans in response to changing market conditions and, thus, reallocate the use of the net proceeds.

Listing

The Existing Notes are listed on the Stock Exchange. The Company will procure that the Additional Notes will also be listed on the Stock Exchange upon issue. Admission of the Additional Notes to the Stock Exchange is not to be taken as an indication of the merits of the Company or the Additional Notes.

GENERAL

As no binding agreement in relation to the Additional Notes Issue has been entered into as at the date of this announcement, the Additional Notes Issue may or may not materialise. Investors and shareholders of the Company are urged to exercise caution when dealing in the securities of the Company.

A further announcement in respect of the Additional Notes Issue will be made by the Company should the Purchase Agreement be signed.

DEFINITIONS

In this announcement, the following expressions shall have the meanings set forth below unless the context requires otherwise:

“Additional Notes”	the guaranteed US\$-denominated 8% senior fixed rate notes due 2020 to be issued by the Company
“Additional Notes Issue”	the proposed issue of the Additional Notes by the Company
“Announcements”	the announcements of the Company dated 25 July 2017, 2 August 2017, 12 September 2017 and 13 September 2017 in respect of the issue of the Existing Notes
“CCB International”	CCB International Capital Limited, one of the joint global coordinators, joint bookrunners and joint lead managers of the Additional Notes Issue
“Existing Notes”	US\$200 million 8% senior notes due 2020 issued by the Company on 8 August 2017 and on 14 September 2017
“Haitong International”	Haitong International Securities Company Limited, one of the joint global coordinators, joint bookrunners and joint lead managers of the Additional Notes Issue
“Purchase Agreement”	the purchase agreement proposed to be entered into among the Company, the Subsidiary Guarantors Haitong International and CCB International, in relation to the Additional Notes Issue

By order of the Board
China Logistics Property Holdings Co., Ltd
Li Shifa
Chairman

Hong Kong, 15 December 2017

As at the date of this announcement, Mr. Li Shifa, Mr. Pan Naiyue, Mr. Zhang Long, Mr. Wu Guolin, Ms. Li Huifang, Mr. Chen Runfu, Mr. Cheuk Shun Wah and Ms. Shi Lianghua are the executive directors; Mr. Wang Yeyi and Ms. Li Qing are the non-executive directors; and Mr. Guo Jingbin, Mr. Fung Ching Simon, Mr. Wang Tianye, Mr. Leung Chi Ching Frederick and Mr. Chen Yaomin are the independent non-executive directors.