

【For Immediate Release】



Yuzhou Properties Issues First 3-Year Senior Notes in China Property Market of 2019

***Totaling US\$500 Million with Overwhelming Response and Negative New
Issue Premium***

(16 January 2019, Hong Kong) A Chinese Real Estate Industry Top 40 Company, **Yuzhou Properties Company Limited** (“**Yuzhou Properties**” or the “**Company**”, together with its subsidiaries referred to as the “**Group**”; stock code: **01628.HK**) is pleased to announce that the Company successfully issued 8.625% senior notes due 2022 in the aggregate principal amount of US\$500 million senior notes yesterday, recorded as the largest amount of off-shore single notes and also the 10th overseas notes in the Company’s history. It is the first 3-year senior notes by Chinese property developers in 2019. It reflects the recognition and confidence from the investors on the Company’s operating performance, financial position and future development prospects.

BOC International, Credit Suisse, Goldman Sachs(Asia) L.L.C., Haitong International, CICC HK Securities and Yuzhou Financial are the joint global coordinators, joint book runners and joint lead managers in respect of the offer and sale of the Notes. The net proceeds from the proposed issue, after deduction of underwriting commissions and other estimated expenses, will amount to approximately US\$493,400,000, primarily for refinancing its existing indebtedness.

The transaction was announced in early Asian trading hours on 15 January and it had received overwhelming response from investors soon after the announcement, with subscription orders up to over US\$1 billion in 1.5 hours. The peak subscription exceeded US\$2.3 billion. The final orders were 4 times oversubscribed. With overwhelming response, the final price reduced 37.5bp

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compared with the initial price guidance, which stood out in the recent transactions. It made a record in high yield debt market of China property developers in the recent half year with the negative new issue premium.

The world renowned investors of high quality accounted for the vast majority. The notes are eventually allocated among asset management companies 74%, banks/securities companies 17%, private banks 6% and corporate insurance companies 3%. As for the areas, investors from Asia, Europe, and America (offshore) accounted for 88%, 6% and 6%, respectively.

Mr. Lam Lung On, J.P., Deputy to NPC, founder of Yuzhou Properties and Chairman of the Board of Directors, stated, "The current global economy is full of uncertainties, most investors would remain prudent and even unconfident. The successful issuance of the senior notes once again reflects the full principle of maximizing shareholders' interests, we will keep striving for sustainable growth by balancing between scale, profitability and risks, to ensure the steady development of the company, and forge ahead toward the goal of RMB100 billion steadily."

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About Yuzhou Properties Company Limited (01628.HK)

Established in 1994, Yuzhou Properties is a national property developer which headquartered in Shanghai. Adhering to its strategy of Cultivating in Regions Leading the Market, Yuzhou Properties strives to develop residential and commercial properties which focus on in-depth development in first-and second-tier cities. As at 30 June 2018, the Company had over 118 projects under various stages of development in Shanghai, Tianjin, Nanjing, Hefei, Hangzhou, Suzhou, Huizhou, Hong Kong and so on. The total construction area under construction and held for future development is 17.25 million sq.m. in aggregate GFA, accounting for about 41.8%, 24.1%, 21.6%, 5.8%, 4.0% and 2.7%, respectively in the Yangtze River Delta Region, Bohai Rim Region, West Strait Economic Zone, Central China Region, southwest Region, the Bay Area. Renowned for its distinguished product quality, diversified product portfolio, strong brand awareness and seasoned management team, Yuzhou Properties has been named "Top 100 China Real Estate Enterprises" for eleven years in a row; and Top 50 China Real Estate Enterprises from 2011 to 2018. In 2018, Yuzhou Properties was selected as the Hang Seng Composite LargeCap & MidCap Index Constituent Stocks, Shanghai-Hong Kong Stock Connect, and becomes constituent of MSCI China Index.

For more information about Yuzhou Properties, please visit the Company's website:

<http://www.yuzhou-group.com>

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