

【For Immediate Release】



Yuzhou Properties Issues First 4-Year Senior Notes in China's Property Market in 2019

(January 29, 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 8.5% due 2023 senior notes in the aggregate principal amount of US\$500 million yesterday. It is the first 4-year senior notes issued by a China property developer in 2019.

禹洲地产 25周年 再出发

梅开二度

禹洲地产 (01628.HK)
成功发行2019年房地产市场首笔4年期
5亿美元高级债券

金额	5亿美元
年期	4年期
票面利率	8.5%

票据评级

穆迪 B1

惠誉 BB-

联合评级国际 BB

联席全球协调人、联席账簿管理人、联席主承销商：
德意志银行、摩根士丹利、中银国际、瑞士信贷、高盛(亚洲)、禹洲金控

Yuzhou issued a second trench of senior notes in two weeks, and the new issuance

was still well received by investors. The transaction had received strong response from investors soon after the announcement, with subscription orders oversubscribed two times in just one hour. The peak subscription exceeded US\$3.7 billion. The final orders were seven times oversubscribed. With overwhelming response, the final price was fixed at 8.5%, 37.5 basis points lower than the initial price guidance. The final price is lower than that of the three-year notes issued two weeks ago.

The world renowned, high quality investors accounted for the vast majority of the subscribers, who made nearly 20 orders exceeding US\$50 million each. The notes are eventually allocated among asset management companies of 66%, banks/securities companies of 19%, private banks of 9% and corporate/insurance companies of 6%. In terms of geographical distribution, there are 94%, 4% and 2% investors from Asia, Europe, and America (offshore), respectively.

Mr. Lam Lung On, J.P., deputy to NPC, founder of Yuzhou Properties and Chairman of the Board of Directors, said: “Amid the tightening financing environment, Yuzhou Properties follows the market trend and seizes the opportunity to issue the notes, which has demonstrated capital market’s recognition of our comprehensive strengths as well as its confidence in our development strategy and prospects. In the future, Yuzhou Properties will maintain diversified and flexible financing channels to ensure robust growth for the Group.”

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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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