

Unless otherwise defined herein, terms and expressions used in this announcement shall have the same meanings as those defined in the prospectus (the “**Prospectus**”) issued by Sunkwan Properties Group Limited (the “**Company**”) dated October 31, 2020.

Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and Hong Kong Securities Clearing Company Limited (the “**HKSCC**”) 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 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 the shares or other securities of the Company. This announcement is not a prospectus. Potential investors should read the Prospectus carefully for detailed information about the Company and the Global Offering described in this announcement before deciding whether or not to invest in the Offer Shares.

This announcement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of Offer Shares in any jurisdiction in which such offer, solicitation or sales would be unlawful. This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, nor is this announcement an offer of Shares for sale in the United States. The Offer Shares have not been and will not be registered under the United States Securities Act of 1933, as amended from time to time (the “**U.S. Securities Act**”) or any state securities law in the United States and may not be offered, sold, pledged or transferred within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable U.S. state securities laws. The Offer Shares are being offered and sold outside the United States in offshore transactions in reliance on Regulation S under the U.S. Securities Act and the applicable laws of each jurisdiction where those offers and sales occur. There will not be and is not currently intended to be any public offering of securities of the Company in the United States.

In connection with the Global Offering, ABCI Securities Company Limited, as the stabilizing manager (the “**Stabilizing Manager**”), its affiliates or any person acting for it, on behalf of the Underwriters, may over-allocate or carry out transactions with a view to stabilizing or maintaining the market price of the Shares at a level higher than that which might otherwise prevail in the open market for a limited period which begins on the Listing Date. However, there is no obligation on the Stabilizing Manager, its affiliates or any person acting for it to do this. Such stabilizing action, if taken, will be done at the sole and absolute discretion of the Stabilizing Manager and may be discontinued at any time, and must be brought to an end on the 30th day after the last day for lodging applications under the Hong Kong Public Offering, being Thursday, December 10, 2020. Such stabilizing action, if taken, may only be effected in Hong Kong in compliance with all applicable laws, rules and regulations in place, including the Securities and Futures (Price Stabilizing) Rules (Chapter 571W of the Laws of Hong Kong), as amended, made under the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong). The details of the intended stabilization and how it will be regulated under the Securities and Futures Ordinance are set forth in the section headed “Structure of the Global Offering” in the Prospectus.

Potential investors should be aware that stabilizing actions 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 lodging applications under the Hong Kong Public Offering. After this date, no further stabilizing action may be taken, the demand for the Shares, and therefore the price of the Shares, could fall.

The Hong Kong Offer Shares will be offered to the public in Hong Kong subject to the terms and conditions as set out in the Prospectus and the related Application Forms.



## Sunkwan Properties Group Limited

上坤地產集團有限公司

*(Incorporated in the Cayman Islands with limited liability)*

### GLOBAL OFFERING

Number of Offer Shares under the Global Offering	:	500,000,000 Shares (subject to the Over-allotment Option)
Number of Hong Kong Offer Shares	:	50,000,000 Shares (subject to reallocation)
Number of International Offer Shares	:	450,000,000 Shares (subject to reallocation and the Over-allotment Option)
Offer Price	:	Not more than HK\$2.50 per Offer Share, plus brokerage of 1.0%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005% (payable in full on application in Hong Kong dollars and subject to refund)
Nominal value	:	US\$0.000001 per Share
Stock Code	:	6900

#### *Sole Sponsor and Sole Global Coordinator*



#### *Joint Bookrunners*



Application has been made by the Company through the Sole Sponsor, ABCI Capital Limited, to the Stock Exchange for the granting of the approval for the listing of, and permission to deal in, (i) the Shares in issue; and (ii) the Offer Shares to be issued pursuant to the Global Offering (including any Shares which may be issued pursuant to the exercise of the Over-allotment Option). Assuming that the Global Offering becomes unconditional at or before 8:00 a.m. (Hong Kong time) on Tuesday, November 17, 2020, it is expected that dealings in the Shares on the Main Board will commence at 9:00 a.m. (Hong Kong time) on Tuesday, November 17, 2020. 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.sunkwan.com.cn](http://www.sunkwan.com.cn).

The Global Offering comprises (i) the Hong Kong Public Offering of initially 50,000,000 Shares (subject to reallocation), representing 10% of the total number of Shares initially made available under the Global Offering; and (ii) the International Offering of initially 450,000,000 Shares (subject to reallocation and the Over-allotment Option), representing 90% of the total number of Shares initially made available under the Global Offering. The allocation of the Shares between the Hong Kong Public Offering and the International Offering is subject to reallocation as stated in the section headed “Structure of the Global Offering – The Hong Kong Public Offering – Reallocation” in the Prospectus. In addition, the Sole Global Coordinator (on behalf of the Underwriters) 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 issued by the Stock Exchange, if such reallocation is done other than pursuant to Practice Note 18 of the Listing Rules, i.e. 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 50,000,000 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 100,000,000 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 low-end of the indicative Offer Price range (i.e. HK\$1.70 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 exercisable at the sole discretion of the Sole Global Coordinator (on behalf of the International Underwriters). Pursuant to the Over-allotment Option, the Sole Global Coordinator (on behalf of the International Underwriters) has the right, exercisable at any time from the Listing Date until 30 days after the last day of lodging application under the Hong Kong Public Offering, to require the Company to issue and allot up to 75,000,000 additional Shares, representing 15% of the number of the Offer Shares initially available under the Global Offering, at the Offer Price, to cover over-allocations in the International Offering, if any, on the same terms and conditions as the Offer Shares that are subject to the Global Offering.

Subject to the granting of the approval for the listing of, and permission to deal in, the Shares on the Stock Exchange as well as the 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 Listing Date or on any other date as may be 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 Shares to be admitted into CCASS.

The Offer Price will not be more than HK\$2.50 per Offer Share and is expected to be not less than HK\$1.70 per Offer Share unless otherwise announced. Applicants under the Hong Kong Public Offering are required to pay in full, on application, the maximum Offer Price of HK\$2.50 per Offer Share together with brokerage fee of 1.0%, SFC transaction levy of 0.0027% and Stock Exchange trading fee of 0.005%, and subject to refund. If the application is rejected, not accepted or accepted in part only, or if the Offer Price as finally determined is lower than the maximum Offer Price of HK\$2.50 per Offer Share, appropriate refund payments (including the related brokerage fee, SFC transaction levy and Stock Exchange trading fee attributable to the surplus application monies) will be made to 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 under the Hong Kong Public Offering will only be considered on the basis of the terms and conditions set out in the Prospectus and the Application Forms. The Global Offering is conditional upon the fulfilment of the conditions set forth under the section headed “Structure of the Global Offering – Conditions of the Global Offering” in the Prospectus. In the event that the conditions of the Global Offering as mentioned therein are not fulfilled or waived (as the case may be) on or before such dates and times, the Global Offering will lapse and all monies received will be refunded to the applicants of the Global Offering without interest and the Stock Exchange will be notified immediately. Notice of the lapse of the Global Offering will be published on the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) and the website of the Company at [www.sunkwan.com.cn](http://www.sunkwan.com.cn) on the next business day following the date of such lapse.

Prospective investors should note that the Underwriters are entitled to terminate their obligations under the Underwriting Agreements by notice in writing to the Company given by the Sole Global Coordinator (on behalf of the Underwriters) upon the occurrence of any of the events set forth under the section headed “Underwriting – Underwriting arrangements and expenses – Hong Kong Public Offering – Grounds for termination” of the Prospectus at any time prior to 8:00 a.m. (Hong Kong time) on the Listing Date.

Applicants who would like the Hong Kong Offer Shares to be issued in their own names should either (i) complete and sign the **WHITE** Application Forms or (ii) apply online via **White Form eIPO** service at [www.eipo.com.hk](http://www.eipo.com.hk). Applicants who would like the Hong Kong Offer Shares to be registered in the name of HKSCC Nominees Limited and deposited directly into CCASS for credit to their CCASS Investor Participant stock accounts or their designated CCASS Participant’s stock accounts maintained with CCASS should either (i) complete and sign the **YELLOW** Application Forms or (ii) give **electronic application instructions** to HKSCC via CCASS.

Printed copies of the Prospectus, together with the **WHITE** Application Forms, may be obtained during normal business hours from 9:00 a.m. on Saturday, October 31, 2020 until 12:00 noon on Tuesday, November 10, 2020 (both days inclusive) (or such later date and time as may apply as described in the sub-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) from:

- any of the following offices of the Hong Kong Underwriters:

**ABCI Securities Company Limited** 10/F, Agricultural Bank of China Tower  
50 Connaught Road Central  
Hong Kong

**CRIC Securities Company Limited** Room 2007 & 2403, Great Eagle Centre  
23 Harbour Road, Wan Chai,  
Hong Kong

**Haitong International Securities  
Company Limited** 22/F Li Po Chun Chambers  
189 Des Voeux Road Central,  
Hong Kong

**CMB International Capital Limited** 45/F, Champion Tower  
3 Garden Road Central,  
Hong Kong

**Livermore Holdings Limited** Unit 1214A, 12/F  
Tower II Cheung Sha Wan Plaza  
833 Cheung Sha Wan Road  
Kowloon  
Hong Kong

- any of the following designated branches of the receiving banks for the Hong Kong Public Offering:

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

District	Branch Name	Address
<b>Hong Kong Island</b>	Des Voeux Road West Branch	111-119 Des Voeux Road West, Hong Kong
<b>Kowloon</b>	Whampoa Garden Branch	Shop G8B, Site 1, Whampoa Garden, Hung Hom, Kowloon
	Tsim Sha Tsui East Branch	Shop 3, LG/F, Hilton Towers, 96 Granville Road, Tsim Sha Tsui East, Kowloon
<b>New Territories</b>	East Point City Branch	Shop Nos. 217 D-E, Level 2, East Point City, 8 Chung Wa Road, Tseung Kwan O, New Territories
	Tuen Mun Town Plaza Branch	Shop 2, Tuen Mun Town Plaza Phase II, Tuen Mun, New Territories

## **CMB Wing Lung Bank Limited**

<b>District</b>	<b>Branch Name</b>	<b>Address</b>
<b>Hong Kong Island</b>	Central District Branch	189 Des Voeux Road Central
<b>Kowloon</b>	Mongkok Branch	B/F, CMB Wing Lung Bank Centre, 636 Nathan Road

## **Industrial and Commercial Bank of China (Asia) Limited**

<b>District</b>	<b>Branch Name</b>	<b>Address</b>
<b>Hong Kong Island</b>	Sheung Wan Branch	Shop F, G/F, Kai Tak Commercial Building, 317-319 Des Voeux Road Central, Sheung Wan, Hong Kong
<b>Kowloon</b>	Prince Edward Branch	777 Nathan Road, Mongkok, Kowloon

Printed copies of the Prospectus, together with the **YELLOW** Application Forms, may be obtained during normal business hours from 9:00 a.m. on Saturday, October 31, 2020 until 12:00 noon on Tuesday, November 10, 2020 from (i) the Depository Counter of HKSCC at 1/F, One & Two Exchange Square, 8 Connaught Place, Central, Hong Kong; or (ii) your stockbroker who may have the **YELLOW** Application Forms and printed copies of the Prospectus available.

Application for the Hong Kong Offer Shares will commence on Saturday, October 31, 2020 through Tuesday, November 10, 2020. The application monies (including brokerage, SFC transaction levy and Stock Exchange trading fee) will be held by the receiving banks on behalf of the Company and the refund monies, if any, will be returned to the applicant(s) without interest on Monday, November 16, 2020.

Investors should be aware that the dealings in the Shares on the Stock Exchange are expected to commence on Tuesday, November 17, 2020.

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

<b>Saturday, October 31, 2020</b>	<b>– 9:00 a.m. to 1:00 p.m.</b>
<b>Monday, November 2, 2020</b>	<b>– 9:00 a.m. to 5:00 p.m.</b>
<b>Tuesday, November 3, 2020</b>	<b>– 9:00 a.m. to 5:00 p.m.</b>
<b>Wednesday, November 4, 2020</b>	<b>– 9:00 a.m. to 5:00 p.m.</b>
<b>Thursday, November 5, 2020</b>	<b>– 9:00 a.m. to 5:00 p.m.</b>
<b>Friday, November 6, 2020</b>	<b>– 9:00 a.m. to 5:00 p.m.</b>
<b>Saturday, November 7, 2020</b>	<b>– 9:00 a.m. to 1:00 p.m.</b>
<b>Monday, November 9, 2020</b>	<b>– 9:00 a.m. to 5:00 p.m.</b>
<b>Tuesday, November 10, 2020</b>	<b>– 9:00 a.m. to 12:00 noon.</b>

Applicants applying through the **White Form eIPO** service 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 Saturday, October 31, 2020 until 11:30 a.m. on Tuesday, November 10, 2020 and the latest time for completing full payment of application monies in respect of such applications will be 12:00 noon on Tuesday, November 10, 2020 or such later time under 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 Clearing/Custodian Participants can input **electronic application instructions** at the following times on the following dates:<sup>(1)</sup>

<b>Saturday, October 31, 2020</b>	<b>– 9:00 a.m. to 1:00 p.m.</b>
<b>Monday, November 2, 2020</b>	<b>– 8:00 a.m. to 8:30 p.m.</b>
<b>Tuesday, November 3, 2020</b>	<b>– 8:00 a.m. to 8:30 p.m.</b>
<b>Wednesday, November 4, 2020</b>	<b>– 8:00 a.m. to 8:30 p.m.</b>
<b>Thursday, November 5, 2020</b>	<b>– 8:00 a.m. to 8:30 p.m.</b>
<b>Friday, November 6, 2020</b>	<b>– 8:00 a.m. to 8:30 p.m.</b>
<b>Monday, November 9, 2020</b>	<b>– 8:00 a.m. to 8:30 p.m.</b>
<b>Tuesday, November 10, 2020</b>	<b>– 8:00 a.m. to 12:00 noon.</b>

*Note:*

(1) The times in this paragraph are subject to change as HKSCC may determine from time to time with prior notification to CCASS Clearing/Custodian Participants and/or CCASS Investor Participants.

CCASS Investor Participants can input **electronic application instructions** from 9:00 a.m. on Saturday, October 31, 2020 until 12:00 noon on Tuesday, November 10, 2020 or such later date and 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.

**Application for the Hong Kong Offer Shares will commence on Saturday, October 31, 2020 through Tuesday, November 10, 2020, being longer than normal market practice of four days. The application monies (including the brokerages, SFC transaction levies and Stock Exchange trading fees) will be held by the receiving banks on behalf of our Company and the refund monies, if any, will be returned to the applicants without interest on Monday, November 16, 2020. Investors should be aware that the dealings in the Shares on the Stock Exchange are expected to commence on Tuesday, November 17, 2020.**

**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 Global Offering.**

The Offer Price is expected to be fixed by the Price Determination Agreement between the Sole Global Coordinator (on behalf of the Underwriters) and the Company on the Price Determination Date. The Price Determination Date is expected to be on or around Tuesday, November 10, 2020 or such later date as the Company and the Sole Global Coordinator (on behalf of the Underwriters) may agree which shall, in any event, not later than Friday, November 13, 2020. If, for whatever reason, the Sole Global Coordinator (on behalf of the Underwriters) and the Company are unable to reach an agreement or enter into the Price Determination Agreement on the Offer Price by Friday, November 13, 2020), the Global Offering will not proceed and will lapse. In such event, the Company will issue an announcement on the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) and the website of the Company at [www.sunkwan.com.cn](http://www.sunkwan.com.cn).

The Company expects to announce the final Offer Price, the level of indications of interest in the International Offering, the results of applications in the Hong Kong Public Offering and the basis of allocation of the Hong Kong Offer Shares on Monday, November 16, 2020 on the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) and the website of the Company at [www.sunkwan.com.cn](http://www.sunkwan.com.cn).

Results of allocations in the Hong Kong Public Offering and the Hong Kong identity card/passport/Hong Kong business registration numbers of successful applicants (where applicable) under the Hong Kong Public Offering will be made available on Monday, November 16, 2020 in the manner described in the section headed “How to Apply for Hong Kong Offer Shares – 11. Publication of results” of the Prospectus.

All share certificates will only become valid certificates of title at 8:00 a.m. (Hong Kong time) on Tuesday, November 17, 2020, provided that (i) the Global Offering has become unconditional in all respects and (ii) none of the Underwriting Agreements has been terminated in accordance with its terms.

**No receipt will be issued for the sums paid on application. The Company will not issue temporary documents of title.**

Dealings in the Shares on the Main Board of the Stock Exchange are expected to commence at 9:00 a.m. (Hong Kong time) on Tuesday, November 17, 2020. Shares will be traded in board lots of 2,000 Shares each. The stock code for the Shares is 6900.

By order of the Board  
**Sunkwan Properties Group Limited**  
**Zhu Jing**  
Chairman

Hong Kong, October 31, 2020

*As at the date of this announcement, the Board comprises three executive Directors, namely, Ms. Zhu Jing, Ms. Sheng Jianjing and Mr. Yang Zhandong, two non-executive Directors, namely, Mr. Lin Jinfeng and Ms. Lin Zhaohong and three independent non-executive Directors, namely, Mr. Guo Shaomu, Mr. Au Yeung Po Fung and Mr. Zhou Zheren.*

*This announcement is available for viewing on the website of the Stock Exchange at [www.hkexnews.hk](http://www.hkexnews.hk) and the website of the Company at [www.sunkwan.com.cn](http://www.sunkwan.com.cn).*