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# LOGAN

龙光地产

**Logan Property Holdings Company Limited**

**龍光地產控股有限公司**

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

**(Stock Code: 3380)**

**ISSUANCE OF ADDITIONAL US\$180 MILLION SENIOR NOTES  
DUE 2024 (WITH AN ISSUE YIELD OF 5.4%)  
(TO BE CONSOLIDATED AND FORM A SINGLE SERIES WITH  
THE US\$100 MILLION SENIOR NOTES DUE 2024)**

Reference is made to the announcement of the Company dated 13 January 2020 in respect of the Additional Notes Issue.

On 13 January 2020, the Company and the Subsidiary Guarantors entered into the Purchase Agreement with certain financial institutions in connection with the Additional Notes Issue.

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

**MiFID II professionals/ECPs-only/No PRIIPs KID** — Manufacturer target market (MiFID II product governance) is eligible counterparties and professional clients only (all distribution channels). No PRIIPs key information document (KID) has been prepared as not available to retail in EEA.

The Company will seek a listing of the Additional Notes on the Stock Exchange. 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 announcement of the Company dated 13 January 2020 in respect of the Additional Notes Issue. Unless otherwise defined, terms defined in this announcement shall have the same meanings as defined in the announcement dated 13 January 2020. The Board is pleased to announce that on 13 January 2020, the Company, together with the Subsidiary Guarantors, entered into the Purchase Agreement with certain financial institutions in connection with the Additional Notes Issue.

## **THE PURCHASE AGREEMENT**

Date: 13 January 2020

### **Parties to the Purchase Agreement**

- (a) the Company;
- (b) the Subsidiary Guarantors;
- (c) Guotai Junan International;
- (d) Haitong International;
- (e) Barclays; and
- (f) China Everbright Bank Hong Kong Branch.

Guotai Junan International, Haitong International and Barclays are the joint global coordinators, joint bookrunners and joint lead managers and, together with China Everbright Bank Hong Kong Branch as the joint bookrunners in respect of the offer and sale of the Additional Notes. They are also the initial purchasers of the Additional Notes.

To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, each of Guotai Junan International, Haitong International, Barclays and China Everbright Bank Hong Kong Branch is an independent third party and not a connected person of the Company and its connected persons.

**MiFID II professionals/ECPs-only/No PRIIPs KID** — Manufacturer target market (MiFID II product governance) is eligible counterparties and professional clients only (all distribution channels). No PRIIPs key information document (KID) has been prepared as not available to retail in EEA.

The Additional Notes have not been, and will not be, registered under the Securities Act. The Additional Notes will only be offered outside the United States in offshore transactions in compliance with Regulation S under the Securities Act, and may not be offered or sold within the United States (as defined in Regulation S under the Securities Act) except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. None of the Additional Notes will be offered to the public in Hong Kong.

## **Principal terms of the Additional Notes**

The principal terms of the Additional Notes are the same as the terms of the Original Notes, other than the following:

### ***Additional Notes Offered***

Subject to certain conditions to completion, the Company will issue the Additional Notes in the aggregate principal amount of US\$180 million, to be consolidated and form a single series with the Original Notes. The Additional Notes will mature on 9 June 2024, unless earlier redeemed in accordance with the terms thereof.

### ***Issue Date***

17 January 2020

### ***Offering Price***

The offering price will be 104.893% (equivalent to an issue yield of 5.4%) of the principal amount of the Additional Notes plus accrued interest from (and including) 9 September 2019 to (but excluding) 17 January 2020.

## **Reasons for the Additional Notes Issue and intended use of proceeds**

The Group is principally engaged in property development, property investment, construction and decoration and primary land development in the PRC, focusing on the residential property market, and its products are primarily targeted at first-time homebuyers and upgraders. The Company believes demand from such customers is less susceptible to fluctuations in property prices and thus provides stability to the Group's business profile. In 2019, the Group was ranked as the 23rd-largest property developer in the PRC by comprehensive strength.

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

## **Listing**

The Company will seek a listing of the Additional Notes on the Stock Exchange. 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.

## DEFINITIONS

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

“China Everbright Bank Hong Kong Branch”	China Everbright Bank Co., Ltd., Hong Kong Branch
“connected person”	has the meaning ascribed to it under the Listing Rules
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Purchase Agreement”	the agreement dated 13 January 2020 entered into by and among Guotai Junan International, Haitong International, Barclays, China Everbright Bank Hong Kong Branch the Company and the Subsidiary Guarantors in relation to the Additional Notes Issue
“%”	per cent

By Order of the Board  
**Logan Property Holdings Company Limited**  
**Kei Hoi Pang**  
*Chairman*

Hong Kong, 14 January 2020

*As at the date of this announcement, the executive Directors of the Company are Mr. Kei Hoi Pang, Mr. Lai Zhuobin, Mr. Xiao Xu and Mr. Wu Jian; the non-executive Director of the Company is Ms. Kei Perenna Hoi Ting; and the independent non-executive Directors of the Company are Mr. Zhang Huaqiao, Ms. Liu Ka Ying, Rebecca and Mr. Cai Suisheng.*